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DEMAND No.26

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

POLICY NOTE 2019-2020

INTRODUCTION :

The Housing and Urban Development Department formulates and implements various policies, programmes and schemes for the Housing and Urban Development sector. The department takes note of the changing socio-economic scenario of urban areas, the growing requirement for affordable housing and related infrastructure and the need to promote harmonious and sustainable urbanization in formulating policies and schemes.

Urbanization is the progressive shift of population from rural to urban areas which results in an increase in the proportion of population that resides in urban centres.

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It is the process by which towns and cities are formed and grow larger as more people begin living and working in such areas. Urbanization occurs due to:

i. Migration of people from villages to towns and cities.
ii. The organic expansion of cities and towns to include surrounding villages.
iii. Change of character of some rural habitations to urban centres through the growth of both overall population and population density and
iv. By the establishment of new planned townships.

The 21st century is witnessing rapid urbanization. The economic vibrancy of large urban centres offers diverse employment opportunities and means of livelihood. A higher rate of urbanization is also an indicator

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of economic development since urban areas are major contributors to the Gross Domestic Product (GDP) of any country. Urbanization is a prime mover in development, as cities provide increased avenues both for entrepreneurship and employment. Cities thereby pave the way for more income generation and faster, inclusive economic growth.

Larger urban centres contain diverse groups of people, giving them a cosmopolitan character. More rapid urbanization is the result of broad based industrialization, technical advancement, the emergence of the services sector and the associated demographic changes.

While urbanization generates agglomeration economies and thereby spurs more rapid economic growth, urban density and congestion lead to changes in lifestyle and more intensive use of

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natural resources. The concentration of large populations in urban centers places considerable strain on land, natural resources and environment and on physical infrastructure. The most vulnerable in this context are the urban poor. The proliferation of slums often accompanies rapid urbanization and poses great social and policy challenges. The growth of slums is due to the emergence of an informal sector in urban areas which initially absorbs the bulk of the rural migrants to the cities. Such recent migrants often live in deplorable socio-economic conditions. Hence, slum upgradation and affordable housing are the natural arena for intervention by any welfare oriented Government. Urban planning and development with an emphasis on making cities more inclusive, livable and sustainable has thus emerged as a major focus of public policy and governance in the 21st century.

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Tamil Nadu ranks first in terms of share of urban population among the larger states in the country and third in absolute urban population. Tamil Nadu tops the list of urbanized states with 48.45% of its population living in urban areas, followed by Maharashtra, Gujarat and Karnataka. In absolute numbers, Maharashtra has 5.08 crore people living in urban areas, higher than other states. Uttar Pradesh has 4.45 crore people in cities and Tamil Nadu comes in third with 3.49 crore persons living in urban areas. More people in Tamil Nadu have moved from rural to urban areas in the last ten years compared to other States, according to the 2011 Census data. Evenly spread small, medium and major towns, migration of people from rural areas in search of employment and the presence of industrial and trading centres in all districts contributed to the speedy and broad based urbanization of Tamil Nadu.

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State	Urban population in Lakhs	Percentage share of Urban population to total population	Rank
Tamil Nadu	349	48.45%	1
Maharashtra	508	45%	2
Gujarat	257	43%	3
Karnataka	236	39%	4
Andhra Pradesh	284	33%	5
West Bengal	291	32%	6
Madhya Pradesh	201	28%	7
Rajasthan	171	25%	8
Uttar Pradesh	445	22%	9

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According to the 1991 Census, only 34.15% of the total population in Tamil Nadu was classified as urban but in 2011, it has risen to 48.45%, an increase of 14.3%. The projected percentage of urban population in Tamil Nadu by the year 2030 has been estimated as 67%, which will continue to be the highest in the country among large States. In this scenario, there will be many major policy and administrative challenges in coping with the increased demand for urban infrastructure and access to basic civic services by the burgeoning population.

In as much as it is neither possible nor desirable to halt the process of urbanization, the challenges have to be faced. Good urbanization should ensure that towns and cities are free from slums and provide adequate opportunities of productive employment and good quality of life to all their inhabitants irrespective of

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their income. Cities and towns should be equipped with high quality infrastructure so that they can compete in attracting national and international investments. All the residents should have access to decent housing that they can afford and a clean and healthy environment. Capacity building, accessing funds for infrastructure development, employment growth and application of new relevant green technologies will be the key to meet these challenges.

The Housing and Urban Development Department is guided in its policy making and scheme formulation by the "Vision Tamil Nadu-2023" unveiled by our late Hon'ble Chief Minister Puratchi Thalaivi Amma. One of the ten themes of the "Vision Tamil Nadu-2023" is that "Tamil Nadu will provide the best infrastructure Services in India in terms

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of **Universal access to Housing,** Water and Sanitation, Energy, Transportation, Irrigation, Connectivity, Health Care and Education".

Urban infrastructure and services is also a very crucial sector with a very large proportion of the investment outlay as part of the overall vision and within this ambit, it is programmed to make the cities/towns slum free, before 2023. One of the signature projects envisaged under "Vision Tamil Nadu-2023" is to create 10 world class cities.

The objectives, themes and goals of "Vision Tamil Nadu-2023" are aligned with the Sustainable Development Goals (SDG) adopted by the United Nations. Sustainable Development Goal- 11 aims to "Make cities and human settlement inclusive, safe, resilient and

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sustainable". The targets under SDG-11 are specifically relevant to this Department including **:**

- "By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums.
- By 2030, provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities and older persons.
- By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management.

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- Strengthen efforts to protect and safeguard the cultural and natural heritage.
- By 2030, significantly reduce the number of deaths and the number of people affected and substantially decrease the direct economic losses relative to global Gross Domestic Product (GDP) caused by disasters, including water-related disasters, with a focus on protecting the poor and people in vulnerable situations.
- By 2030, reduce the adverse per capita environmental impact of cities, including by paying special attention to air quality and municipal and other waste management.
- By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities.

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- Support positive economic, social and environmental links between urban, peri-urban and rural areas by strengthening national and regional development planning.
- By 2020, substantially increase the number of cities and human settlements adopting and implementing integrated policies and plans towards inclusion, resource efficiency, mitigation and adaptation to climate change, resilience to disasters and develop and implement, in line with the Sendai Framework for Disaster Risk Reduction 2015-2030, holistic disaster risk management at all levels".

The Housing and Urban Development Department through the various agencies functioning within its ambit is striving to achieve the ambitious goals of the "Vision Tamil Nadu-2023" and the targets under "SDG-11".

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The Tamil Nadu Housing Board, the Tamil Nadu Slum Clearance Board, Registrar of Co-operative Societies (Housing), Directorate of Town and Country Planning and the Chennai Metropolitan Development Authority which function under the administrative control of this Department are engaged in designing and successfully implementing policies, projects and programmes. The Housing and Urban Development Department is also the administrative department for the Real Estate Regulatory Authority and the Real Estate Appellate Tribunal.

Tamil Nadu Housing Board and Tamil Nadu Slum Clearance Board are mandated to provide housing to various sections of society at an affordable cost. The Registrar of Co-operative Societies (Housing) regulates voluntarily formed Co-operative Societies that form layouts to sell plots at an affordable price to their members and also provide housing finance to members.

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The "Housing for All" Mission is being implemented through these agencies in order to realize the vision of the late Hon'ble Chief Minister of Tamil Nadu of creating slum free cities in Tamil Nadu.

The Directorate of Town and Country Planning (DTCP) and the Chennai Metropolitan Development Authority (CMDA) function under and implement the provisions of the Tamil Nadu Town and Country Planning Act, 1971. They prepare, update and enforce Regional Plans, Master Plans and Detailed Development Plans to regulate land use and enable orderly urbanization.

2. Recent Major Initiatives of the Department :

(A) Tamil Nadu Combined Development Regulations and Building Rules, 2019.

In order to simplify the rules and procedures relating to land development and building construction in the State of Tamil Nadu, the

draft rules have been framed taking into account the need for more efficient and sustainable utilization of land, ensuring availability of land for various purposes, making housing more affordable and to enable greater compliance and effective enforcement of development and building guidelines. These rules are legal tools to regulate size, coverage, height and architectural design and construction aspects of buildings so as to achieve orderly development of an area.

These Rules have been prepared by a Technical Committee drawn from multiple departments taking into account the Model Building Bye-Laws (MBBL) framed by the Town and Country Planning Organization (TCPO), Government of India and the comments and suggestions from the general public, stakeholders, experts and professionals.

The Tamil Nadu Combined Development Regulations and Building Rules are aimed at simplifying the procedure for approval of

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development of layouts and buildings with focus on ensuring safety and sustainability while enhancing consistency and transparency.

(B) Computerisation :

Chennai Metropolitan Development Authority has introduced Online Planning Permission Application submission and processing system and the same is under implementation from 06.12.2018. The revised planning parameters of the Tamil Nadu Combined Development and Building Rules, 2019 have been updated in the Auto DCR. The Online Planning Permission Application system facilitates the submission of applications online, provides pre-check facility to check whether the drawing has been made as per norms and a payment gateway has been integrated for easy payment of various charges. Provision has also been made to enable the applicant to check the status of the file online. SMS and E-mail communication facility intimating

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the status of the application to the applicant has also been implemented.

(C) Pradhan Mantri Awas Yojana – "Housing for All" (Urban) :

Under the Pradhan Mantri Awas Yojana – Housing for All (Urban) Mission launched on 25.06.2015, the objective is to provide decent houses to all houseless citizens by 2022, when the nation celebrates the 75th anniversary of Independence. The mission activities are implemented through four 'verticals' based on the requirement and eligibility of the beneficiaries **:**

Vertical. I - Insitu Slum Re-development (ISSR)

Vertical. II - Credit Linked Subsidy Scheme (CLSS)

Vertical.III - Affordable Housing in Partnership (AHP)

Vertical. IV - Beneficiary Led Construction (BLC)

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The Tamil Nadu Slum Clearance Board is the designated State Level Nodal Agency for the implementation of the PMAY-HFA Mission in the State. The Mission activities are implemented in all 666 Urban Local Bodies (15 Corporations, 121 Municipalities, 528 Town Panchayats and 2 cantonments). Tamil Nadu Slum Clearance Board has identified that 13,91,609 dwelling units are required to be constructed under the four verticals. Tamil Nadu is one of the leading States in India in the implementation of the "Housing for All" (Urban) Programme.

(D) World Bank and Asian Development Bank Assisted Projects:

The Tamil Nadu Slum Clearance Board has programmed to implement Tamil Nadu Housing and Habitat Development Programme at a total cost of Rs.3,981.80 crore with external funding assistance from World Bank and Sustainable Inclusive Resilient Housing and Habitat Project

at a total cost of Rs.4,756.71 crore with Asian Development Bank support. The proposed programmes would support sustainable and resilient housing and habitat development and add 56,000 dwelling units to housing stock. The projects will focus on enhancing the sustainability and efficiency in delivering of TNSCB's current housing programme, strengthen its social and community engagements and improved operation and maintenance apart from provision of affordable housing for the EWS and LIG population in Chennai and other towns with a priority for vulnerable households living in at risk areas.

(E) Tamil Nadu Real Estate Regulatory Authority (TNRERA):

The Tamil Nadu Real Estate (Regulation and Development) Act, 2016 aims to regulate and promote the real estate sector by regulating the transactions between buyers and promoters of residential as well as commercial projects.

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The Rules under the Act were notified on 22.06.2017 and implementation of the Act commenced with the Interim Real Estate Regulatory Authority in place. Subsequently, the Interim Real Estate Regulatory Authority was replaced with the full fledged Real Estate Regulatory Authority with Thiru. K. Gnanadesikan, I.A.S., (Retd.) as Chairperson from 11.02.2019. Tamil Nadu became the first State to establish a permanent Real Estate Appellate Tribunal and Hon'ble Justice Thiru. B.Rajendran retired Judge of the Madras High Court was appointed as the Chairperson of the Tribunal on 22.12.2017.

(F) Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017

In 2015, Government of India circulated the Model Tenancy Act. Based on the Model Act, the Government of Tamil Nadu introduced a new legislation, the Tamil Nadu Regulation of Rights and Responsibilities of Landlords

and Tenants (TNRRRLT Act) Act, 2017 by repealing the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960. The Act provides for compulsory registration of all rental agreements. The TNRRRLT Act was brought into force on 22nd February 2019 and the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Rules, 2019 were also notified. For the registration of Tenancy Agreement a web portal **www.tenancy.tn.gov.in** has been introduced. The date for registration of Tenancy has been extended to 19.09.2019.

Rent Authorities under the Act have been appointed by District Collectors with approval of the Government under Section 30 of the said Act and Rent Courts have also been constituted under the section 32 of the Act vide a notification published in the Government Gazette dated 8th May 2019. Rent Tribunals are being constituted by Government.

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Budget Estimate 2019-2020

ABSTRACT

Rupees in Thousands (Gross)

Sl. No.	Heads of Department		Revenue	Capital	Loan	Total
1.	Secretariat	Voted	9,12,80	--	160,00,01	169,12,81
2.	Directorate of Town and Country Planning	Charged	1	--	--	1
		Voted	556,47,43	--	--	556,47,43
3.	Registrar of Cooperative Societies (Housing)	Charged	1	--	--	1
		Voted	8,11,28	-	1	8,11,29
4.	Chennai Metropolitan Development Authority	Voted	57,64,00	859,12,00	1,931,00,00	2,847,76,00
5.	Tamil Nadu Housing Board	Voted	20,42,09	2	--	20,42,11
6.	Tamil Nadu Slum Clearance Board	Voted	2,663,62,18	12	1	2,663,62,31
Total		**Charged**	**2**	**--**	**--**	**2**
		Voted	**3,315,39,78**	**859,12,14**	**2,091,00,03**	**6,265,51,95**

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1. TAMIL NADU HOUSING BOARD

The Tamil Nadu Housing Board was initially established as the City Improvement Trust (CIT) in 1947, to fulfill the housing needs of the people in Chennai city. Considering the housing needs of a growing population all over the State and to mitigate the hardship of buying houses or house sites at an affordable price, the Tamil Nadu Housing Board (TNHB) was established in 1961, under The Tamil Nadu Housing Board Act, 1961.

Tamil Nadu Housing Board is a pioneering institution which provides dwelling units to all categories of the public with well developed infrastructure facilities at an affordable cost. The Tamil Nadu Housing Board has made

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a significant contribution to Tamil Nadu having become the most urbanised large State in the country by creating new neighbourhoods and townships across the State over the years. The orderly expansion of Chennai to the west and south was mainly due to the initiatives of the Tamil Nadu Housing Board. Mega townships / neighbourhoods such as Anna Nagar, K.K.Nagar, Besant Nagar and Moggapair in Chennai and many similar neighbourhood schemes in other cities all over the State were established by TNHB. In addition, rental flats under Tamil Nadu Government Rental Housing Scheme (TNGRHS) are constructed and maintained by Tamil Nadu Housing Board. Tamil Nadu Housing Board ensures cost effective quality construction by

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remaining in the fore front of adopting modern technology including pre-fab and monolithic concrete technology. It continues its activities to develop more neighbourhoods and Townships.

1.1 Organizational set up:

As per the provisions of The Tamil Nadu Housing Board Act, 1961, the Chairman is appointed by the Government, who is assisted by Managing Director, Secretary and Personnel Officer, Financial Adviser, Chief Revenue Officer, District Revenue Officers and other officials.

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Technical wing:

The Technical wing consists of two Chief Engineers assisted by Superintending Engineers and Executive Engineers. Tamil Nadu Housing Board currently has 6 Circles headed by Superintending Engineers and 26 Divisions headed by Executive Engineers.

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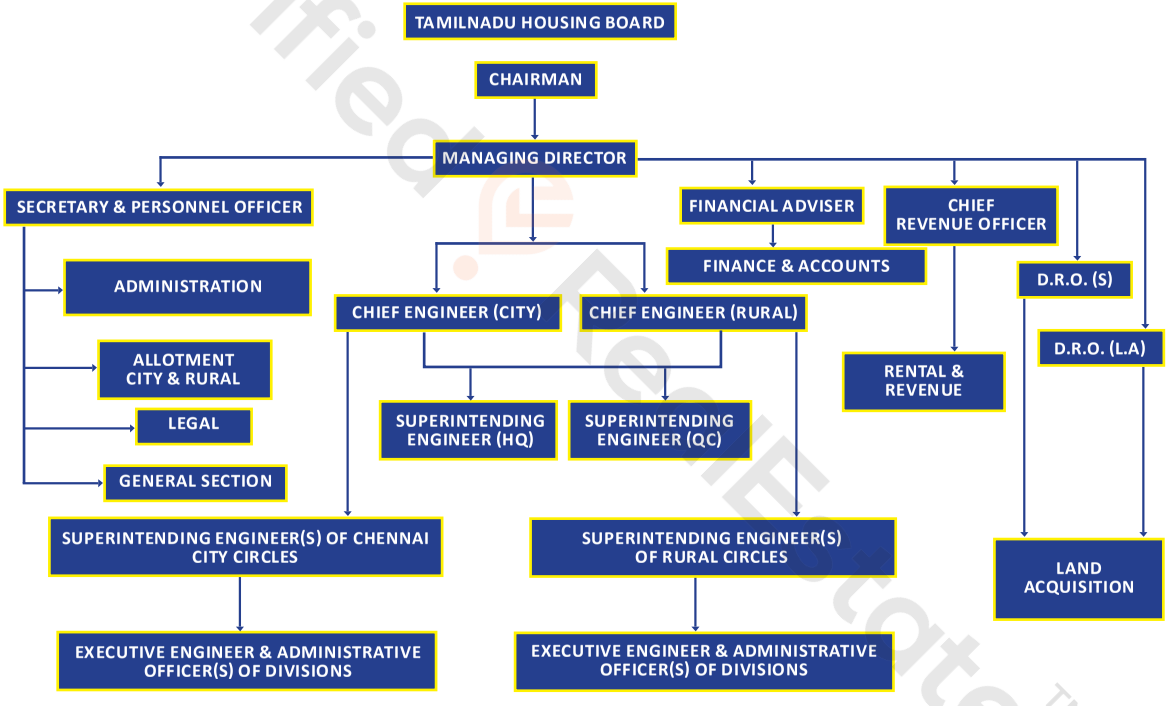
ORGANISATION CHART



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1.2 Achievements of TNHB :

Since its inception, Tamil Nadu Housing Board has created **4,23,011** dwelling units all over the State with all infrastructure facilities. Out of this, **1,27,873** units were developed for Economically Weaker Sections (EWS) and 99,399 units were developed for Low Income Group (LIG) Categories.

(A) Important Achievements from 2016-17 to 2018-19

With the positive guidance of the Government, TNHB has achieved the following in the last three years **:**

- Construction and development of 10,284 residential units at an estimated cost of Rs.2,309.86 Crore in Chennai and other areas including the following important schemes **:**
  - 136 Multi Storied Building (MSB) flats constructed at a cost of Rs.51.54 Crore

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in SAF Games village, Koyambedu, Chennai.

- 1,500 MSB flats constructed with pre-fab technology at a cost of Rs.496.69 Crore in Sholinganallur, Chennai.
- 561 MSB flats under Self Finance Scheme constructed at a cost of Rs.183.50 Crore in K.K. Nagar, at the location of the erstwhile Wood Working Unit.
- An MSB block of 60 quarters with 8 guest house suites and one Conference Hall constructed at a cost of Rs.48.57 Crore, in Government Estate, intended for former Members of Legislative Assembly.
- For 'C' and 'D' category Government employees, 236 Low Income Group (LIG) flats in Padikuppam at a cost of

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Rs.70.10 Crore and 324 LIG flats in Villivakkam at a cost of Rs.71.71 Crore in Chennai are constructed under Own your housing scheme.

- 222 LIG flats in Korattur at a cost of Rs.54.29 Crore, 336 LIG flats in Ayyapakkam at a cost of Rs.64.29 Crore, 384 LIG flats in Ramapuram at a cost of Rs.78.44 Crore and 510 LIG flats in Maha Kavi Bharathi (M.K.B) Nagar at a cost of Rs.129.50 Crore constructed in Chennai and adjacent areas.
- 90 houses in Hosur at a cost of Rs.19.19 Crore and 40 Houses at Silenari Madurai at a cost of Rs.8.93 Crore are constructed.
- 2,023 various categories of plots developed at a cost of Rs.87.11 Crore in Group-I at Thoppur-Uchapatti Satellite Town near Madurai.

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- 4,985 residential units for a value of Rs.1009.47 Crore and 75 commercial units for a value of Rs.154.38 Crore are sold.
- Totally 12,193 sale deeds issued, which includes 7,892 residential unit allottees, 4,225 allottees under Interest Waiver Scheme and 76 allottees of commercial units.
- Retrieval of 94.87 acres of Board land valued at Rs.238.51 Crore from encroachment.
- The proportion of allotment increased in all Tamil Nadu Housing Board schemes to 3 percent from 1 percent to the differently abled persons. Based on demand so far 70 differently abled persons are benefited by getting allotment.
- Direct recruitment of 277 technical and non-technical personnel and issue of compassionate ground appointments to 38 persons in technical and non technical posts.

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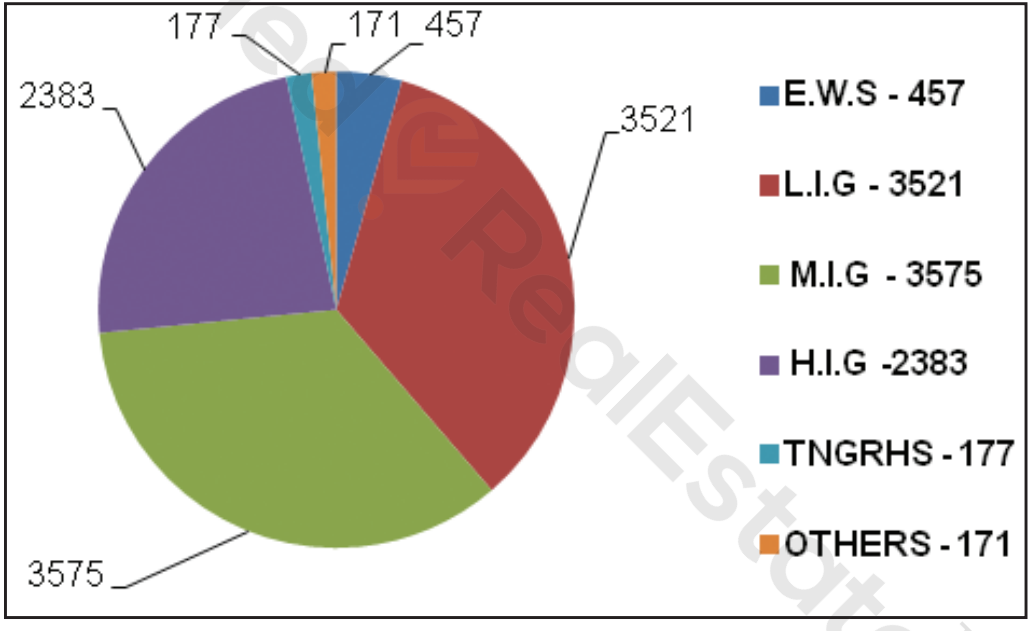
(B) Tamil Nadu Housing Board has constructed / developed 10,284 units at a cost of Rs.2309. 86 Crore from 2016-17 to 2018-19.



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(C) Schemes Inaugurated by the Hon'ble Chief Minister during 2018-19

Sl. No	Date	Name of the scheme	No.of Units	Project Cost (Rs. In Crore)
1	27.05.2018	Ex. MLA Hostel and Guest houses & Conference Hall at Government Estate, Chennai.	69	48.57
2	04.06.2018	TNGRHS at Annanagar West Extension, Chennai	606	185.81
3	16.08.2018	Low Income Group (LIG) flats for "C" and "D" Govt. Officials at Padikuppam, Chennai	236	70.10
4		LIG flats at Korattur, Chennai	35	10.41
5		Middle Income Group (MIG) flats at Velachery, Chennai	24	6.81
6		High Income Group (HIG) flats at Mogappair, Chennai	20	10.44

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Sl. No	Date	Name of the scheme	No.of Units	Project Cost (Rs. In Crore)
7	16.08.2018	MIG Houses at Sevapet.	11	1.80
8	17.12.2018	HIG flats at SAF Games Village, Koyambedu, Chennai	136	51.54
9		MIG & HIG Houses at Silaneri, near Uzhalavar Chandai, Madurai	40	8.93
10	22.02.2019	LIG flats at Korattur, Chennai	222	54.29
11		LIG flats at Ayyapakkam, Chennai	336	64.29
12		MIG & HIG Houses at Hosur.	90	19.19

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Schemes inaugurated by the Hon'ble Chief Minister on 22.02.2019

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Completed Schemes

Name of the Scheme: Villivakkam, Chennai. LIG Flats: 324 Project Cost Rs.71.71 Cr.

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Name of the Scheme : Korattur, Thiruvallur. LIG Flats :222 Project Cost Rs.54.29 Cr.

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1.3 Schemes under Execution:

At present, works are in progress for **18,765** units at an estimated cost of **Rs.3,100.81 Crore** in Chennai and other major cities under the Self Finance Scheme, Area Development Scheme, Tamil Nadu Government Servants Rental Housing Scheme and Slum tenements Scheme. The important schemes are:-

- 2,394 LIG, MSB flats at Ambattur, Chennai.
- 1,000 various categories of MSB flats at Sholinganallur, Chennai.
- 418 HIG, MSB flats at SAF Games Village, Chennai.
- 1,848 TNGRHS, MSB flats at Coimbatore.
- 1,072 Slum tenements at Erode.
- 1,891 TNGRHS, MSB flats at Todhunter Nagar, Chennai.

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1.4 Satellite Town Schemes :

In order to decongest the city and to avoid haphazard development on the periphery of major cities, Tamil Nadu Housing Board is developing self contained Satellite Townships with adequate infrastructure in the following places.

(A) Thirumazhisai :

The formation of a Satellite Town at Thirumazhisai in an extent of 311.05 Acres of land abutting Chennai – Bangaluru Highway is being carried out by TNHB in a phased manner. In the first phase, development works have been completed at a cost of Rs.245.70 Crore in an extent of 122.99 Acres. Final feasibility report to implement the new scheme in the developed area is awaited from M/s. Credit Rating Information Services of India Limited (CRISIL). On receipt of the final report, action will be taken for construction.

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(B) Thoppur - Uchapatti :

Development works are nearing completion at cost of Rs.289.03 Crore in an extent of 573.83 acres, for the Integrated Satellite Township with all infrastructure facilities at Thoppur - Uchapatti which is located in the expanded area of Madurai city and adjacent to proposed AIIMS Hospital.

The Township has been planned on a large scale to benefit the entire vicinity of Madurai City. The Satellite Township is being developed as a self contained neighbourhood scheme with all infrastructure facilities such as a central park, convention centre, shopping complex, water supply, sanitation, roads and storm water drainage.

(C) Mullur at Pudukottai :

The Hon'ble Chief Minister had announced in the Dr. M.G.R. Birth Centenary Celebrations at Pudukottai on 14.10.2017, that a new

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satellite city will be formed by TNHB in Mullur, at Pudukottai District. Action is being taken by TNHB, for alienation of 100 acre of land adjacent to the Government Medical College, Pudukottai from the Animal Husbandry Department for implementation of the scheme.

1.5 Amma Thirumanamadapam :

For the benefit of poor people, construction works are under progress for five Amma Thirumanamandapams at a cost of Rs.50.53 Crore with all facilities at Velachery, Korattur, Ayapakkam near Ambattur, Paruthipattu near Avadi in Chennai and Anna Nagar in Madurai.

1.6 Re-Development :

(A) Reconstruction of TNGRHS

Redevelopment works are being carried out by Tamil Nadu Housing Board for the existing

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Government rental quarters and Board's commercial buildings which were constructed more than 30 to 40 years ago. The age, wear and tear on the buildings as also the opportunity to utilize additional eligible Floor Space Index (FSI) at prime locations makes it both necessary and economically very viable to redevelop the properties.

The Government had issued orders at different points in time for demolition and reconstruction of existing dilapidated Government rental quarters and of the Board's commercial buildings. While issuing the orders, it had been indicated that, the cost of construction of TNGRHS flats will be borne by the Tamil Nadu Housing Board and this expenditure would be recovered from the sale of residential flats under Self Financing Schemes both at the same location or at other locations which are to be redeveloped.

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It was also indicated that, the net profit arising from the sale of flats etc., shall be shared between Government and TNHB in the ratio of 9:1.

Accordingly, TNHB had taken effective steps to demolish and implement redevelopment projects. In the first instance the major projects of construction of TNGRHS have been taken up at Thirumangalam, Todhunter Nagar in Chennai and Kavundampalayam in Coimbatore.

The Hon'ble Deputy Chief Minister had instructed in a review meeting that, in order to retain the Government lands located in the prime areas of cities, implementation of Self Finance Schemes in Government lands should be avoided at prime locations considering the future requirement of land for public purposes and the difficulties in acquisition of such land in the future. Hence such prime lands should only

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be used for rental schemes, commercial or office space. Wherever rental quarters for Government servants are to be constructed, necessary funds would be arranged by the Government.

Considering the prime locations and value of the Government lands, TNHB does not propose to undertake Self Financing Schemes (SFS) on Government lands. Construction of TNGRHS quarters on Government land will be taken up with Government funds. TNHB is also taking appropriate action to implement joint development schemes through Special Purpose Vehicle (SPV) without alienation of Board land at prime locations.

(i) Chennai city :

Government have issued orders vide G.O.(Ms). No.285, Housing and Urban Development Department, dated 07.12.2010,

for redevelopment of 4 TNGRH schemes on Tamil Nadu Housing Board owned lands in Anna Nagar West and Shenoy Nagar, Chennai. Out of this, 126 TNGRHS flats in Anna Nagar West have been demolished and 606 TNGRHS flats reconstructed and allotments are being made. 48 TNGRHS flats at Anna Nagar West, Chennai have been demolished and reconstruction of 88 flats under Self Finance Scheme is in progress. TNGRHS flats in two places at Shenoy Nagar, Chennai have been demolished and action is being taken to reconstruct the flats under Self Finance Scheme.

Government have also issued orders in G.O. (Ms). No.21, Housing and Urban Development Department, dated 29.01.2013 for redevelopment of TNGRHS at 17 locations at Chennai of which all locations except Todhunter Nagar land belongs to Tamil Nadu Housing Board.

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Effective action is also being taken by Tamil Nadu Housing Board, to demolish the dilapidated TNGRHS flats and redevelop the situ with higher FSI. TNGRHS flats have been demolished at the following 7 places namely Mandavelipakkam, Kilpauk Garden (K.G.) Colony, Todhunter Nagar, N.G.G.O. Colony, R.K. Nagar, M.K.B. Nagar and Ashoka Colony. Reconstruction of 12 HIG flats at Mandavelipakkam, 60 HIG flats at K.G. Colony under Self Finance Scheme and 1,891 TNGRHS flats at Todhunter Nagar are under progress.

(ii) Locations outside Chennai

Government issued orders vide G.O. (Ms). No. 279, Housing and Urban Development Department, dated 01.12.2010, for demolition of TNGRHS flats and redevelopment of Government lands at 6 locations in Coimbatore. Demolition of TNGRHS flats had been completed at all

6 locations in Coimbatore and reconstruction of 1,848 TNGRHS flats at Kavundampalayam, Coimbatore is nearing completion.

Government have issued orders vide G.O. (Ms). No.33, Housing and Urban Development Department, dated 22.02.2017, for demolition of TNGRHS flats and redevelopment of the land at Dindigul, Madurai, Erode, Hosur, Trichy, Rajagopalapuram and Aranthangi in Pudukkottai District. Demolition work at these 7 locations has been completed and scheme proposals have been sanctioned by TNHB to construct TNGRHS flats in Dindigul, Madurai, Trichy and SFS flats at Rajagopalapuram in Pudukkotai. Of these locations lands at Dindigul, Madurai, Trichy, Aranthangi belongs to Government and the lands at Hosur, Erode, Rajagopalapuram in Pudukottai belongs to Tamil Nadu Housing Board.

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TNHB is also taking action to demolish the dilapidated TNGRHS flats and implement suitable schemes at other places like Ariyalur, Virudhunagar, Ramanathapuram, Sivagangai, Chidambaram, Thoothukudi and Gudalur in The Nilgiris.

(B) Reconstruction of Board Buildings:

Commercially viable schemes in Board lands at Prime locations may be implemented with external partners or through Special Purpose Vehicles, without alienating the ownership of the land. Self Financing Schemes and Residential Schemes will continue to be implemented on Tamil Nadu Housing Board owned lands which are not suitable for commercial development. Tamil Nadu Housing Board will adopt this model of development for ongoing and future redevelopment projects.

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Demolition of 62 Board rental flats in New Tower Block, Nandanam has been completed and development of 102 HIG flats as a Self Financing Scheme at a cost of Rs.69.72 Crore will be commenced shortly.

Demolition of shopping complex in K.K. Nagar has been completed and a scheme has been approved by TNHB for construction of 216 residential flats and a commercial / office complex scheme at a cost of Rs.227.26 Crore.

Demolition of shopping complexes in Besant Nagar and Shastri Nagar has been completed and action has been taken to implement a residential and commercial / office complex.

(C) Reconstruction of Slum Tenements:

Reconstruction of 1,072 slum tenements at a cost of Rs.125.89 Crore under the Pradhan Mantri Awas Yojana (PMAY) Housing For All

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Scheme is nearing completion in Periyar Nagar, Perumpallam Odai and Karungalpalayam at Erode.

1.7 Own Your Housing Scheme:

TNHB is also implementing schemes under the **"Own Your Housing Scheme"** exclusively for Government employees. For 'C' & 'D' category Government of Tamil Nadu Officials 236 LIG flats in Padikuppam and 324 LIG flats in Villivakkam have been completed.

Action is being taken for construction of 408 flats in Ambattur for 'A' & 'B' category Officials of Government of Tamil Nadu.

Preliminary works are under progress for construction of 182 flats at Padikuppam, Chennai for Officials working under the Housing and Urban Development Department and its agencies.

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1.8 New schemes to be taken up other than reconstruction :

The following are the some of the new schemes being taken up

- Construction of 6,877 slum tenements at Ernavur, Chennai with World Bank Assistance.
- Construction of commercial and residential units at Arumbakkam, Chennai.
- Construction of 120 Tamil Nadu Government Rental Housing Scheme flats at Theni.

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On - Going Schemes

Name of the Scheme: Ambattur, Thiruvallur. LIG Flats: 2394, Project Cost : Rs.530.82 Cr.

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Name of the Scheme: Thoppur Uchapatti, Satellite Town, Madurai.
Plots: 9557, Project Cost: Rs.289.03 Cr.

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New Schemes

Name of the Scheme : Commercial / Office cum residential complexes at Ashok Pillar, K.K.Nagar, Chennai. Project Cost : Rs.227.26 Cr.

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Name of the Scheme: New Tower Block, Nandanam, Chennai.
HIG Flats: 102, Project Cost : Rs.69.72 Cr

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1.9 Maintenance of Government buildings :

The annual maintenance works for Tamil Nadu Government Rental Housing Schemes (TNGRHS) all over Tamil Nadu, M.L.A. Hostel and the Ex.M.L.A. Hostel are being carried out with financial assistance of Rs.15.90 Crore from the Government.

1.10 Sales / Sale deeds :

During the year 2018-19, TNHB has sold 1,804 residential units valued at Rs.183.24 Crore and 51 commercial units valued at Rs.87.02 Crore.

To reduce the interest burden for allottees, TNHB has implemented an Interest Waiver Scheme for issue of sale deeds. From the year 2011-12 to 2018-19, totally 19,217 allottees have benefited under the Interest Waiver Scheme by getting sale deed. For the benefit of the allottees, the Interest Waiver Scheme has been extended up to March 2020.

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1.11 Revenue Collection :

The Tamil Nadu Housing Board has earned a revenue of Rs.643.48 crore during the financial year 2018-19, by way of sale proceeds of flats/ houses / plots / commercial units, monthly installments and rental collection.

Sl. No.	Details	Rs. in Crore
1.	Rental	26.16
2.	Sale of Residential and Commercial Units	617.32
Total Revenue Collection		**643.48**

1.12 Facilities Provided Online:

Online rent payment for Board rental flats and houses has been implemented from April-2017. Online System for registration of TNGRHS allotment has been completed and will be launched shortly. Online payment of installments for Hire purchase / Self Finance Schemes is under implementation.

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In order to make the process of payment of rent and other dues more convenient and hassle free, Tamil Nadu Housing Board has introduced payment systems like Indian National Automated Clearing House (INACH), National Electronic Fund Transfer (NEFT), Real Time Gross Settlement (RTGS) and fund transfer through 'Virtual Account' in 6 divisional offices at Nandanam, C.I.T. Nagar, K.K. Nagar, Anna Nagar, Tirunelveli and Madurai on pilot basis. It has been planned to extend this facility to all Divisional Offices within this year. By using these facilities, allottees of Tamil Nadu Housing Board can pay their dues from any place and at any time of their convenience.

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2. TAMIL NADU SLUM CLEARANCE BOARD

Tamil Nadu Slum Clearance Board (TNSCB) was established in September 1970, with the Motto ***"We shall see God in the smile of the poor",*** to provide housing with basic amenities and social infrastructure to urban poor slum dwellers. TNSCB also imparts employment oriented skill training programmes to make urban poor a productive work force for the economy.

Tamil Nadu is one of the most urbanized states in the country with 48.45% urban population according to 2011 census. 14.63 lakh urban households in Tamil Nadu live in slums, which lack basic facilities, hygiene and safety, leaving the families vulnerable and struggling to earn

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a livelihood and to meet their basic needs. Tamil Nadu Slum Clearance Board endeavours to upgrade the living conditions of the slum families by alternative housing and livelihood support.

2.1 ORGANISATIONAL SETUP :

The Tamil Nadu Slum Clearance Board is governed by the Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971 and is functioning under the control of a Chairman, Managing Director and Joint Managing Director. There is a Secretary to the Board looking into administration and establishment related issues and a Financial Adviser to look into financial matters. The Technical Wing is headed by two Chief Engineers, who are assisted by 5 Superintending Engineers heading

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circles, with 3 Circles in Chennai and one Circle each at Madurai and Coimbatore. There are 18 Divisions of which 9 Divisions are in Chennai and one Division each at Kancheepuram, Vellore, Cuddalore, Madurai, Tiruchirappalli, Coimbatore, Salem, Tiruppur and Tirunelveli. There is a separate Structural and Quality Control (SQC) Wing which looks after both the structural designs of all projects of TNSCB and conducts quality checks in the field.

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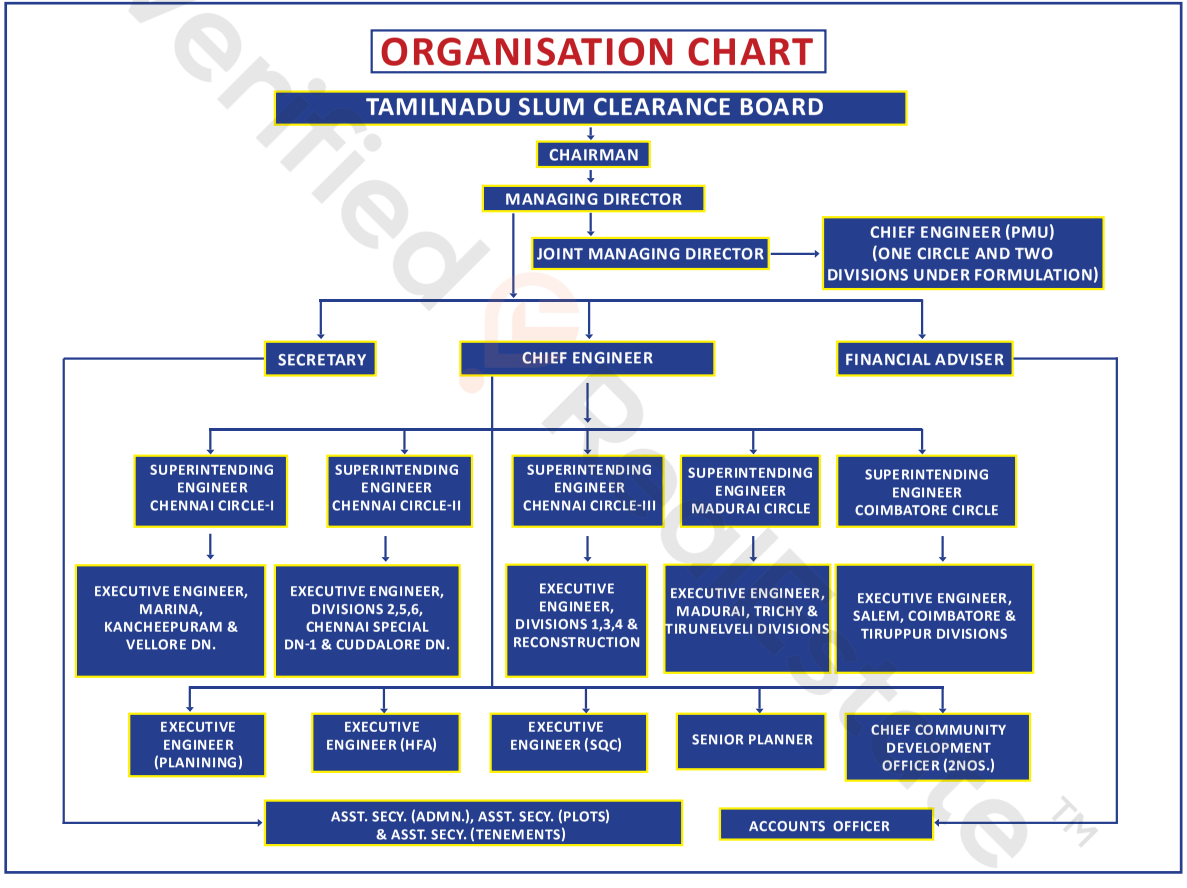

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2.2 Policy on Slums :

Tamil Nadu Slum Clearance Board is a pioneering organization in the country catering to the housing needs of the urban poor in the State. During the first decade of its operations, TNSCB concentrated on the construction of multi-storeyed tenements with infrastructure for water supply, sewage disposal.

There was a shift in the policy of TNSCB to slum improvement with land tenure and titling during the 1980s. Under the World Bank funded programmes, the Madras Urban Development Project Phases I & II and the Tamil Nadu Urban Development Project, the TNSCB, implemented Sites & Services schemes which envisaged the provision of basic infrastructure like roads, street lights, storm water drain, pavement, public fountains

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in-situ in slums in the cities of Chennai, Madurai, Coimbatore, Tiruchirappali, Salem, Vellore, Erode, Tiruppur, Thoothukudi and Tirunelveli. The slum dwellers were provided land tenure for their plots and disbursed financial assistance under the various schemes for the construction of houses. MUDP I & II and TNUDP have been hailed as among the most successful projects implemented with World Bank assistance.

The Late Hon'ble Chief Minister Puratchi Thalaivi Amma unveiled the Vision-2023 document in the year 2012. The rehabilitation of the 15 Lakh slum families is indicated in the prime Urban infrastructure component of this document. The slum free cities programme at a cost of Rs.15,000 crore has been envisaged in the vision 2023 part-II document.

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Tamil Nadu Slum Clearance Board has been constructing storeyed tenements since 1970 for urban slum families in Tamil Nadu. Initially tenements were constructed with a plinth area of 230 sq.ft. with a multipurpose hall, cooking alcove and toilet. Later, the design of the tenements has been revised & plinth area increased to 270 sq.ft. with a multipurpose hall, Bedroom, kitchen and toilet. To meet the ***aspirational housing needs*** of the urban slum families, the plinth area of the tenements is further increased to 375 sq.ft. in 2005 with a hall, bedroom, kitchen, toilet, utility area, etc.

The late Hon'ble Chief Minister Puratchi Thalaivi Amma unveiled the Vision Tamil Nadu 2023 document which envisages slum free cities before 2023. TNSCB programmed to

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implement the slum free cities programme of Vision 2023 utilizing the funding assistance of Government of India under the Housing for All programme, State Government grants, financial assistance from various institutions and beneficiary contribution.

In order to raise the living standards of the urban slum families, the late former Hon'ble Chief Minister Puratchi Thalavi Amma has announced in 2014 that the tenements shall be constructed in 400 sq.ft plinth area. Accordingly, all the tenements are now being constructed in 400 sq.ft. plinth area with one multipurpose hall, one lockable bedroom, kitchen, bathroom, toilet, etc., adopting modern designs and green building techniques.The cost per unit works out to approximately Rs.10 lakh to Rs.12 lakh.

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2.3 TNSCB is implementing various housing and other programmes adopting the following approaches and strategies :

(i) In-situ Tenemental Schemes with Infrastructure

Storied tenements are constructed on unobjectionable slum lands utilising the maximum possible Floor space Index (FSI) and such tenements are allotted to the families who were already living there.

(ii) In-situ as is where is development with Land Tenure

Urban slums which are suitable for in-situ development on an "as is where is" basis, are provided with roads, street lights, pavements etc., to make the areas habitable and hygienic. Later, the lands are transferred to Tamil Nadu Slum Clearance Board and

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tenure rights are given to the occupants of the plots for the extent of areas occupied by them. Financial assistance is also extended to the occupants of the plots to enable them to construct houses.

(iii) Integrated Housing Schemes

Wherever slums are situated on objectionable lands like river banks, road margins and places required for public purposes, the families are resettled in tenements constructed on available vacant lands with the necessary basic amenities and social infrastructure as integrated townships and the encroached sites are cleared and restored to their original use. Livelihood activities, skill training are imparted and social capital is built up.

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(iv) Construction of Houses by the Beneficiaries

Urban slum families living in kutcha houses with a clear title to the land are given grants to enable them to construct houses by themselves.

(v) Reconstruction and Repairs of Dilapidated Tenements

Some of the tenements constructed earlier have become dilapidated due to exposure to the vagaries of nature and such structures pose risks to the lives and properties of the families living there. The vulnerability of such tenements has been studied by a technical committee and based on the report, such old buildings are taken up for reconstruction and allotted to the occupants.

To ensure longevity and structural stability of tenements constructed, periodic maintanence,

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white washing, colour washing and repair works are also undertaken.

(vi) Technology Innovation for Affordable Housing

Tamil Nadu Slum Clearance Board adopts modern construction technology in building the tenements. Techniques such as prefabricated concrete and monolithic concrete construction technologies using aluminium formwork, use of light gauge steel frame for doors, windows, UPVC windows and door frames are being adopted for faster construction of safe, sustainable and ecofriendly buildings. Monolithic concrete construction technology is adopted in the ongoing projects at Chennai-NVN Nagar, Gowthamapuram, Vyasarpadi TT Block, Foreshore Estate and at Gandhi Nagar-Nallakoundapalayam in Erode, Patel Nagar in Tiruchengode and Nehru Nagar in Karur.

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(vii) Other Programmes

The development of urban slums will be completed only if the slum families become economically independent. Economic independence and self-sustenance are essential for the urban poor especially for youth and women living in slums.

In order to promote employability, skill development training is being imparted with the help of the Tamil Nadu Skill Development Corporation and reputed NGOs. Job melas are also organized to ensure employment.

During 2018-19, TNSCB took a new initiative of engaging with the Tamil Nadu Women Development Corporation which implements the National Urban Livilehood Mission in the State to undertake livelihood activities including Self Help

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Group formation in slum areas and townships where former slum dwellers were resettled. The initial activites have been launched in Navalur and Perumbakkam.

2.4 Achievements from 1970 to March, 2011 :

Tamil Nadu Slum Clearance Board has constructed 1.10 lakh tenements/houses during 1970 to 2011. TNSCB has invested Rs.2,148.24 Crore to implement various capital works. Besides provided developed plots to 1.31 lakh families in 504 slums.

2.5 Achievements During the last Eight Years 2011-2019 :

Tamil Nadu Slum Clearance Board has constructed 1,55,328 tenements / houses and spent Rs.7,622.87 Crore on various programmes implemented from 2011 to March 2019 as detailed below:-

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(A) Achievements during 2011-2019

Sl. No.	Name of the Programmes	Tenements / Houses				
		During				Total
		2011-16	2016-17	2017-18	2018-19	
1.	Jawaharlal Nehru National Urban Renewal Mission	39,986	1,056	--	--	41,042
2.	Emergency Tsunami Reconstruction Project	6,292	--	--	--	6,292
3.	XIII Finance Commission - State Specific Grants	4,227	--	--	--	4,227
4.	Reconstruction of dilapidated tenements	3,518	1,012	745	--	5,275
5.	Construction of new tene-ments (State Funds)	808	660	--	--	1,468

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Sl. No.	Name of the Programmes	Tenements / Houses				
		During				Total
		2011-16	2016-17	2017-18	2018-19	
6.	Tsunami Rehabilitation Programme	718	250	50	--	1,018
7.	Rajiv Awas Yojana	3,474	885	--	--	4359
8.	Housing for All – Tenements	--	32	2,108	8,817	10,957
9.	Housing for All–Beneficiary-Led-Construction–Individual houses	--	11,306	24,934	44,450	80,690
Total		**59,023**	**15,201**	**27,837**	**53,267**	**1,55,328**

(B) Achievements from 1970 to March, 2019 :

Since its inception, Tamil Nadu Slum Clearance Board has constructed 2.65 lakh tenements/houses and provided developed plots to 1.31 lakh families in 504 slums. TNSCB has invested Rs.9,771.11 Crore to implement various capital works for the urban slum families till March,2019.

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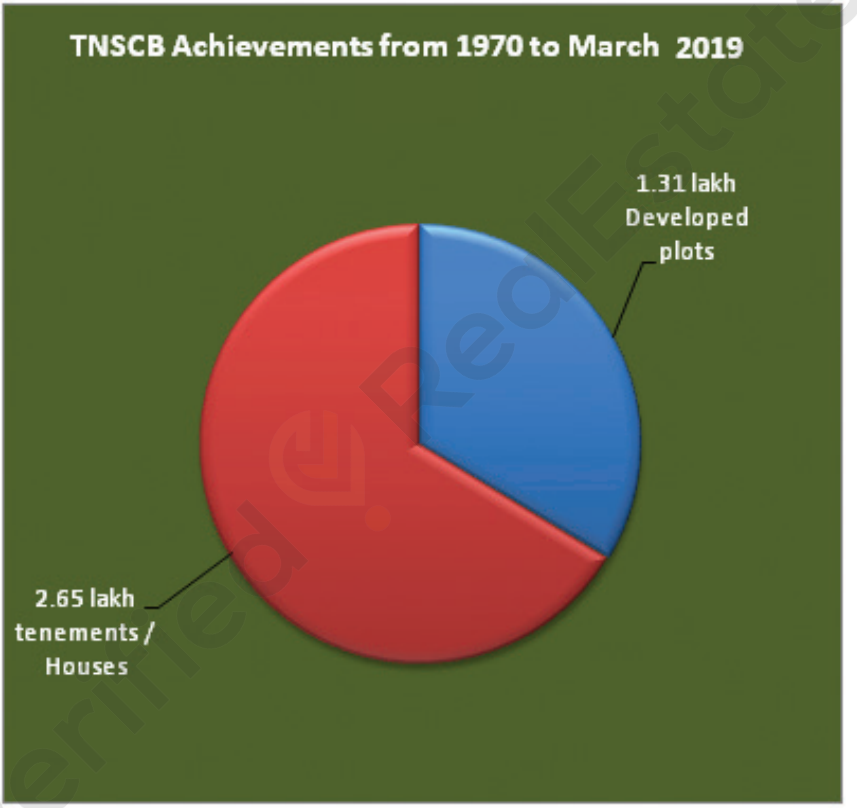

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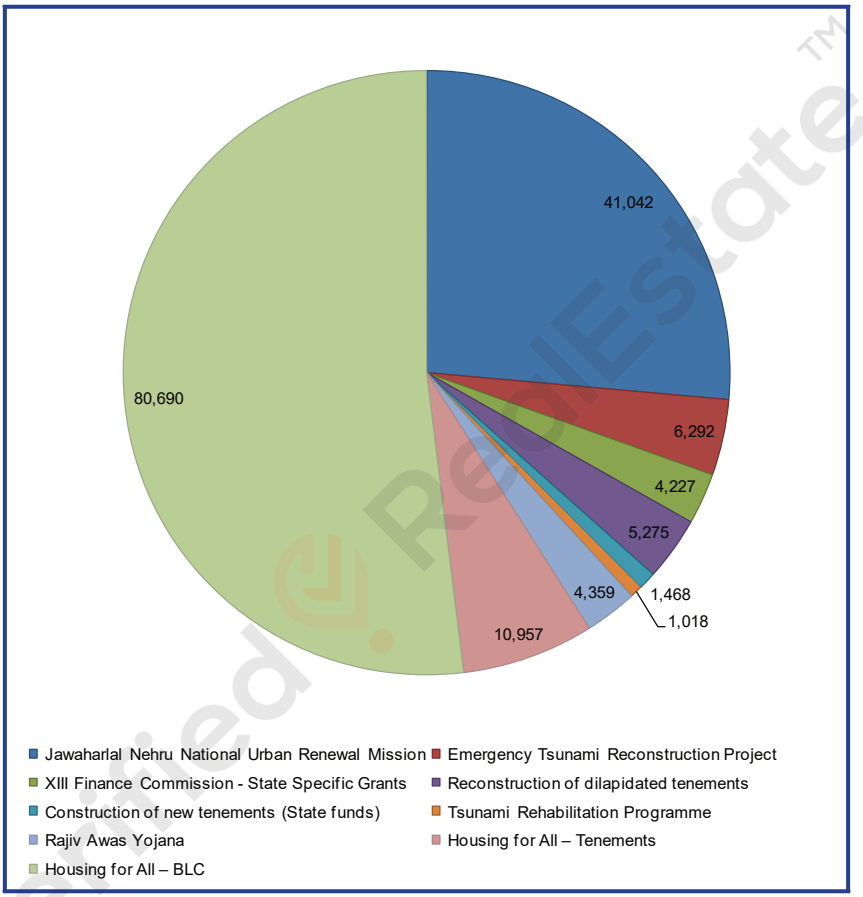
(C) ACHIEVEMENTS 2011-2019



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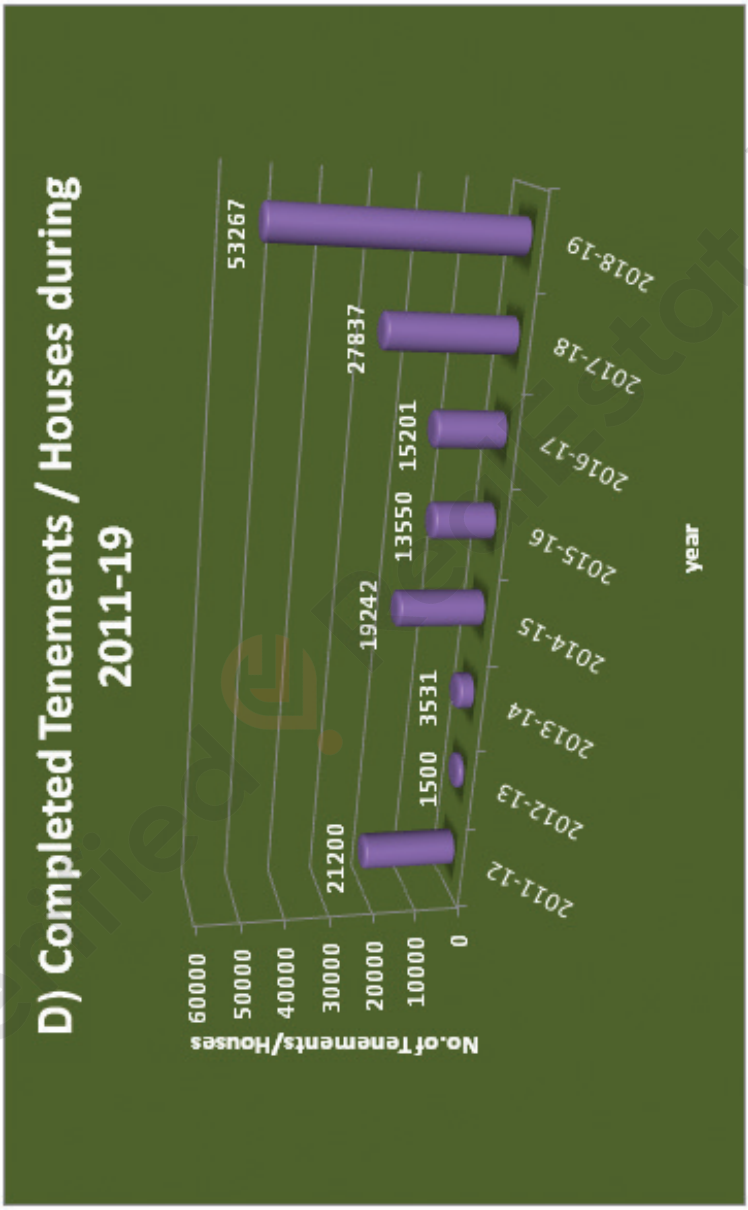

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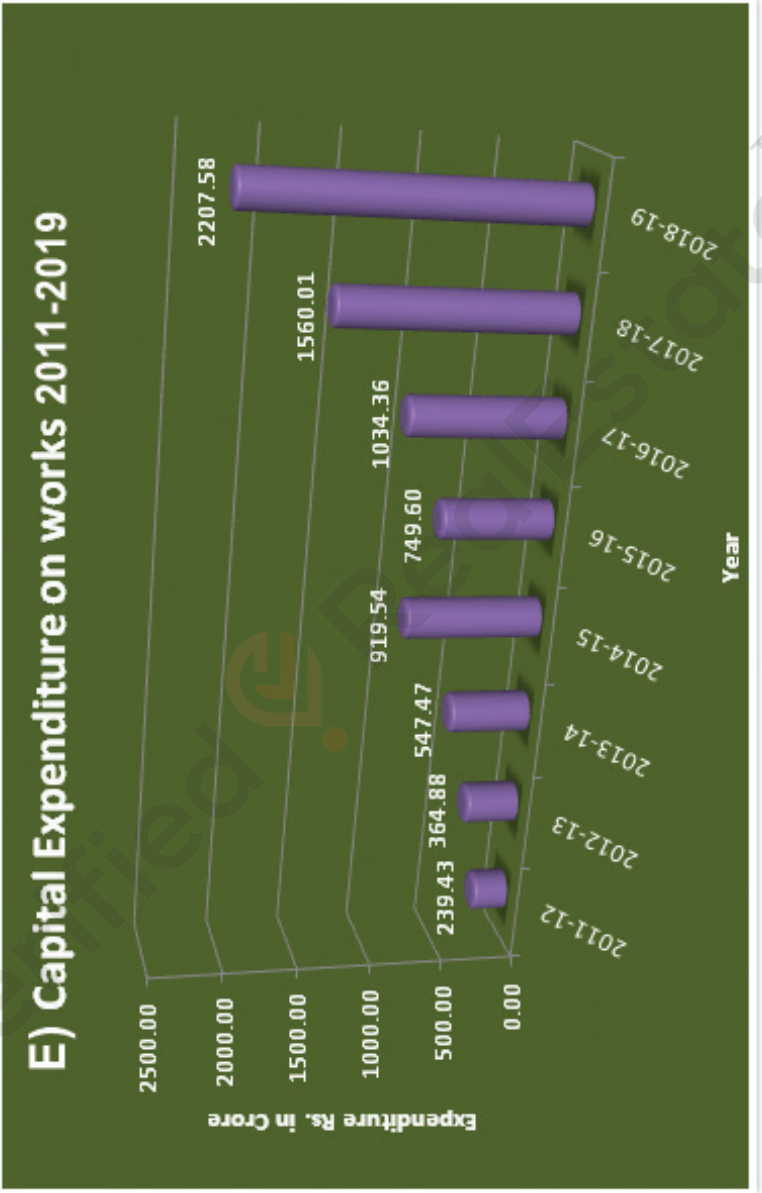

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(F) Schemes Inaugurated from the year 2016

Sl. No	Date of inaugura-tion	Name of the Schemes	No of tene-ments	Project Cost (Rs. in Cr)
1	**04.03.2017**	Chennai - Ayodhyakuppam	712	56.64
2		Chennai - AIR Land - Thiruvottriyur	416	27.84
3		Thiruvallur - Gudapakkam	1024	71.44
4	**07.03.2017**	Trichirapalli–Nagamangalam	144	8.76
5		Nagapattinam - OBM Colony	120	9.26
6	**08.03.2017**	Madurai - P.T.Colony	276	20.35
7		Thoothukudi - Ceylon Colony	147	10.46
8	**18.03.2017**	Coimbatore - Madukkarai-Anna Nagar	960	40.78
9		Coimbatore - Keeranatham - Gandhi Nagar	1280	62.40
10		Coimbatore - Malumichampatti	1440	79.18
11		Coimbatore - Vellalore	2816	172.00
12		Thiruppur – Palladam Arivoli Nagar	288	19.75
13	**11.05.2017**	Coimbatore - Kurinchi Nagar	160	10.69
14		Coimbatore - Sugunapuram	64	4.33
15	**04.07.2017**	Chennai - NagooranThottam	32	2.56
16		Chennai - B.S.Moorthy Nagar	140	13.37
17		Chennai - Nochikupppam	536	48.06

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Sl. No	Date of inaugura-tion	Name of the Schemes	No of tene-ments	Project Cost (Rs. in Cr)
18	**04.10.2017**	Namakkal - Nagarajapuram	240	19.54
19		Namakkal - Land Bank Scheme Phase IV	192	15.57
20	**11.10.2017**	Thoothukudi - Rajiv Gandhi Nagar	444	29.15
21		Vellore - Kulavimedu	192	15.90
22	**02.02.2018**	Chennai – Seniamman Koil	464	38.39
23		Chennai - Moorthingar Street	960	112.80
24		Madurai - Poonga Nagar	76	5.02
25	**04.05.2018**	Thirunelveli – VOC Nagar	432	23.18
26		Erode – Muthampa-layam-Bharathi Nagar	256	21.27
27	**16.08.2018**	Thanjavur – Pillaiyarpatti Phase-III	256	19.48
28		Ramanathapuram – Pattinam-kathan	256	21.12
29	**17.12.2018**	Coimbatore – Ukkadam Phase-I	1392	80.54
30		Coimbatore – Ukkadam Phase-II	448	13.88
31		Coimbatore – Thiru.Vi.Ka.nagar	256	28.51
32	**22.02.2019**	Erode – Bhavani Salai	448	35.47
33		Vellore – Dhobikhana	224	18.67
		Total	**17091**	**1,156.36**
1	**11.05.2017**	Coimbatore -Circle&Division Offices Building	8150 Sq.ft.	1.72

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Photographs of the schemes recently inaugurated

Name of the Scheme: Coimbatore, Ukkadam Phase-I, Tenements: 1392, Project Cost: Rs.80.54 Cr.

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Name of the Scheme: Thanjavur, Pillaiyarpatti Phase-III, Tenements: 256, Project Cost: Rs.19.48 Cr.

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Name of the Scheme: Erode, Muthampalayam Bharathi Nagar, Tenements: 256, Project Cost: Rs.21.27 Cr.

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Name of the Scheme: Vellore, Dhobikhana Phase-I, Tenements: 224, Project Cost: Rs.18.67 Cr.

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Name of the Scheme: Erode, Bhavani Salai Phase-I, Tenements – 448, Project Cost – Rs.35.47 Cr.

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Photograph of the Ongoing schemes

Name of the Scheme: Chennai, Nalla Thaneer Odai Kuppam, Tenements – 480, Project Cost – Rs.58.80 Cr.

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Name of the Scheme: Namakkal, Land Bank Scheme Phase-III, Tenements: 960; Project Cost : Rs.76.06 Cr.

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2.6 Vision Tamil Nadu-2023 Slum Free Cities Programme :

The late Hon'ble Chief Minister Puratchi Thalaivi Amma announced the Vision Tamil Nadu - 2023 which envisages Slum Free Cities in Tamil Nadu before 2023.

As part of the Slum Free Cities Programme, Tamil Nadu Slum Clearance Board has programmed to provide tenements/houses for all the Urban Poor / Urban Slum families before 2023 and identified that 13.91 lakh families require tenements / houses to realize the dream of Slum Free Cities before 2023. This programme is being implemented utilizing State Grants, Government of India grants under the Housing For All programme, Institutional financing and beneficiary contribution.

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The details of the required tenements/houses identified through various modes in four verticals are as follows:

Vertical		Identified Through				Sanction accorded so far	Project Cost (Rs. in Cr)
		Demand Survey	Online Registration	Common Service Center (CSC)	Total		
I	In-situ Slum Redevelopment (**ISSR**)	16479	4669	26161	47309	0.00	0.00
II	Credit Linked Subsidy Scheme (**CLSS**)	176630	156114	151361	484105	28163	5434.58
III	Affordable Housing in Partnership (**AHP**)	266586	6895	68351	341832	129273	13391.08
IV	Beneficiary Led Construction (**BLC**)	431987	11546	74830	518363	467752	14165.84
Total		**891682**	**179224**	**320703**	**1391609**	**625188**	**32991.50***

*** This Project Cost is for the 6.25 lakhs units sanctioned so far.**

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The details of number of tenements / houses to be provided under four components are mentioned below:-

PROJECT COST DETAILS

Sl. No.	Housing For All Vertical	Description	Activity	Unit Cost (Rs.in Lakh)	Units to be Constructed	Total Project Cost (Rs. in Cr)	Source of Funding
1	I	In-Situ Slum Redevelopment	Construction of tenements using Land as resource	11.00	47,309	5,203.99	Government of India Grants, State Government Grants and Beneficiary Contribution
2	III	Affordable Housing in Partnership	Construction of tenements by TNSCB	11.00	3,41,832	37,601.52	
Total Tenements (1 + 2)					3,89,141	42,805.51	
3	IV	Subsidy for beneficiary - led individual House Construction	Construction of Individual Houses by beneficiaries	3.00	5,18,363	15,550.89	
Total Tenements / Houses (1 + 2 + 3)					9,07,504	58,356.40	
4	II	Affordable Housing Through Credit Linked Subsidy	Construction of houses by urban poor through Institutional finance	9.00	4,84,105	43,569.45	Institutional Finance with Government of India Subsidy for interest.
Total Dwelling Units					13,91,609	1,01,925.85*	

* This Project cost is for total identified units of 13.91 lakhs.

As the State Level Nodal Agency, TNSCB has been implementing the Housing for All (Urban) programme, comprising the following four components:-

Vertical-I - "In-situ" Slum Re-development (ISSR) using Land as Resource :

"In-situ" slum rehabilitation using land as a resource with private participation for providing houses to eligible slum dwellers is an important component of the "Pradhan Mantri Awas Yojana (Urban) – Housing for All" mission. This approach aims to leverage the locked potential of land under slums to provide houses to the eligible slum dwellers bringing them into formal urban settlements. Slums so redeveloped should be denotified.

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Vertical-II - Credit Linked Subsidy Scheme (CLSS)

This scheme introduced an interest subsidy scheme for acquisition/construction of houses/purchase of flats (including re-purchase) to cater to the need for urban housing in the EWS/LIG/MIG categories and in order to expand credit flow to cater to the housing needs of the urban poor. This is implemented through Central Nodal Agencies like National Housing Bank (NHB), HUDCO and Commercial Banks. The beneficiaries who avail of Housing Loan upto Rs.6 Lakh for the first time under this scheme can get subsidy upto 6.5% on the interest for the loan amount. So far 28,163 beneficiaries have benefited in Tamil Nadu.

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Vertical-III - Affordable Housing in Partnership (AHP)

Tenements having a plinth area of 400 sq.ft are constructed both as in-situ reconstruction and resettlement at alternate locations to provide houses for families living in dense slums and other objectionable locations. This component is being implemented adopting the following funding pattern :

Sl. No.	Description	Unit cost (Rs. in lakh)
1	Government of India grant	1.50
2	Government of Tamil Nadu grant / Institutional finance	7.00
3	Beneficiary's Contribution	1.50
	Total	**10.00**

The unit cost ranges between Rs.10 lakh to Rs.12 lakh. In such cases the contribution of Government of Tamil Nadu and the beneficiary is revised accordingly.

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Totally 1,29,273 dwelling units have been approved for Tamil Nadu under this vertical so far. Upto June 2019 construction works for 22,284 tenements were completed and 48,938 are at various stages of construction.

Vertical-IV- Beneficiary Led Construction of Individual houses (BLC)

Eligible families belonging to the Economically Weaker Sections (EWS) are disbursed grants to construct new houses on their own, of not less than 300 sq.ft. plinth area. This component is being implemented as per the following funding pattern :

Sl. No.	Description	Amount (Rs.)
1	Government of India grant	1,50,000
2	Government of Tamil Nadu grant	60,000
	Total	**2,10,000**

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Urban poor families living in kutcha houses in or outside slums with proof of having their own land can avail of this facility. The cost over and above the grants is borne by the beneficiary. Totally 4,67,752 dwelling units have been approved for Tamil Nadu under this vertical of which 1,11,828 houses were completed and 1,47,678 units are under construction so far.

2.7 Progress of implementation of Slum Free Cities/Housing for All Programme

Since the year 2014-15, the State Level Sanctioning and Monitoring Committee (SLSMC) and Central Sanctioning Monitoring Committee (CSMC) of Government of India for Housing for All programme have approved construction of 5.97 lakh tenements/houses in Cities, Municipal Towns and Town Panchayats of

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Tamil Nadu at a total cost of Rs.27,556.92 Crore. Out of this 1,43,971 individual houses are to be constructed in Town Panchayats at a cost of Rs.4,512.52 Crore and Tamil Slum Clearance Board shall construct 1,29,273 tenements at a cost of Rs. 13,391.08 Crore and 3,23,781 individual houses are to be constructed at a cost of Rs.9,653.32 Crore as such, in total 4,53,054 tenements / houses will be constructed by Tamil Nadu Slum Clearance Board in Corporations, Municipal Towns and Cities at a cost Rs.23,044.40 Crore. The details are as follows :

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Vision 2023 - Slum Free Cities Programme Status
(From the date of initiation to 31.03.2019)

Sl. No	Type of Vertical	Implementing Agency	Total approved units	Total Project Cost (Rs. in crore)	Work order issued	Work in Progress	Completed Units	Exp. Incurred (Rs. In Crore)
1	Vertical III AHP Projects	TNSCB	129273	13391.08	71222	48938	22284	2013.57
2	Vertical IV BLC Projects	TNSCB	323781	9653.32	225367	93726	789264	1880.60
		DTP	143971	4512.52	117115	53952	33564	1210.00
Total 2			**467752**	**14165.84**	**342482**	**147678**	**111828**	**3090.60**
Total 1+2			**597025**	**27556.92**	**413704**	**196616**	**134112**	**5104.17**

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The construction works for 1,34,112 tenements / houses has been completed so far and 1,96,616 units are under progress.

During 2019-20, 1,06,000 tenements / houses will be completed. The balance units sanctioned, will be taken up for construction early.

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2.8 The District wise details for tenements/houses sanctioned under Slum Free Cities programme of VISION–2023 Housing For All programme are furnished below:-

(Rs. in Cr.)

Sl. No.	Name of the Districts	Tenements		Individual houses on BLC mode		Total	
		No. of Units	Project Cost	No. of Units	Project Cost	No. of Units	Project Cost
1	Ariyalur	864	72.96	4146	125.46	5010	198.42
2	Chennai	49661	6174.79	24934	733.38	74595	6908.17
3	Coimbatore	10872	935.21	23545	713.27	34417	1648.48
4	Cuddalore	2348	214.86	24043	730.67	26391	945.53
5	Dharmapuri	168	14.83	4829	146.58	4997	161.41

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Sl. No.	Name of the Districts	Tenements		Individual houses on BLC mode		Total	
		No. of Units	Project Cost	No. of Units	Project Cost	No. of Units	Project Cost
6	Dindigul	1224	114.30	12182	369.92	13406	484.22
7	Erode	13396	1149.71	21099	639.99	34495	1789.70
8	Kancheepuram	4464	467.64	19477	593.28	23941	1060.92
9	Kanyakumari	984	85.26	27806	857.51	28790	942.77
10	Karur	1152	100.42	3749	113.84	4901	214.26
11	Krishnagiri	528	47.25	5483	165.49	6011	212.74
12	Madurai	4068	366.76	25833	767.76	29901	1134.52
13	Nagapattinam	968	86.21	9056	276.46	10024	362.67

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Sl. No.	Name of the Districts	Tenements		Individual houses on BLC mode		Total	
		No. of Units	Project Cost	No. of Units	Project Cost	No. of Units	Project Cost
14	Namakkal	2704	225.54	8962	269.11	11666	494.65
15	Nilgiris	852	81.94	8493	303.71	9345	385.65
16	Perambalur	504	41.03	4457	136.52	4961	177.55
17	Pudukkottai	3920	323.93	7822	237.25	11742	561.18
18	Ramanathapuram	520	45.61	6427	194.60	6947	240.21
19	Salem	3244	293.04	34128	1022.10	37372	1315.14
20	Sivagangai	1280	118.11	2939	86.91	4219	205.02
21	Thanjavur	5159	459.16	17304	524.67	22463	983.83

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Sl. No.	Name of the Districts	Tenements		Individual houses on BLC mode		Total	
		No. of Units	Project Cost	No. of Units	Project Cost	No. of Units	Project Cost
22	Theni	2925	287.85	11950	359.09	14875	646.94
23	Thoothukudi	820	78.47	19884	598.27	20704	676.74
24	Thiruchirapalli	2380	198.78	16070	470.61	18450	669.39
25	Thirunelveli	2624	242.16	28827	876.24	31451	1118.40
26	Tiruppur	5276	425.79	16202	485.73	21478	911.52
27	Thiruvallur	3880	516.05	23204	698.40	27084	1214.45
28	Thiruvannamalai	192	17.26	7081	215.62	7273	232.88

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Sl. No.	Name of the Districts	Tenements		Individual houses on BLC mode		Total	
		No. of Units	Project Cost	No. of Units	Project Cost	No. of Units	Project Cost
29	Thiruvarur	0	0	4411	134.03	4411	134.03
30	Vellore	1232	109.84	23913	722.98	25145	832.82
31	Villupuram	264	24.66	12587	387.40	12851	412.06
32	Virudhunagar	800	71.66	6909	208.99	7709	280.65
Total		**129273**	**13391.08**	**467752**	**14165.84**	**597025**	**27556.92**

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2.9 AFFORDABLE HOUSING IN PARTNERSHIP – TENEMENT SCHEMES APPROVED FOR CONSTRUCTION

Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
1	**Ariyalur District**			
	Ariyalur	Kurumbanchavadi	288	23.43
		Kilpallur	576	49.53
		Total	**864**	**72.96**
2	**Chennai District**			
	39	NagooranThottam	32	2.56
	14	Indiragandhikuppam & Dhobikana	256	21.12
	Maraimalai Nagar Municipality	Thailavaram	480	39.52
	77	Kesavapillai Park	864	71.28
	15	Manali New Town	288	31.68
	15	Manali New Town Phase- II	2992	324.63
	117	North Giriyappa Road	140	11.55
	53	Moolakothalam	648	84.24
	69	Gowthamapuram	840	111.80
	37	TT Block	468	60.60
	99	NVN Nagar	840	104.10

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
	111	Wallace Garden	128	11.30
	117	AlaiammanKoil Phase I	324	41.20
	13	Nalla ThaneerodaiKuppam	480	58.80
	173	Foreshore Estate	1188	152.00
	Ernavoor	Ernavoor (TNHB)	6877	712.71
	14	Thirichinankuppam	352	34.85
	3	Fisherman Colony	600	81.78
	6	Kargil Nagar	1200	167.15
	125	Gandhi Nagar (Marina Loop Road)	756	111.36
	42	Kailasapuram	288	39.77
	172 & 131	Kotturpuram & Sivalingapuram	160	19.07
	142	Dhobikhana	272	27.20
	77	KP Park Phase II	1056	139.13
	53	Moolakothalam Phase II	396	54.05
	Uthukottai	PoochiAthipedu	1152	156.14
	132	R3 Police Station	100	13.05

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
	40	VOC Nagar Phase I	1008	131.48
	46	Moorthingar Street Phase II	972	132.04
	85	Athipattu Phase III	540	70.20
	61	Santhosh Nagar	410	53.30
	117	AlaiammanKoil Street Phase II	324	42.12
	173	ValeeswaranKoil Thottam	580	75.40
	173	Srinivasapuram Phase I	480	62.40
	42	Kailasapuram Ph II	104	14.36
	122	Jogithottam	416	55.57
	58	Kalyanapuram	396	57.51
	53	Meenambal Shivaraj Nagar	360	50.31
	142	Dhobikana Ph II	32	3.30
	125	EPMP Street	195	26.53
	126	Kuppaimedu	500	65.00
	15	Manali New Town Ph III	368	48.39

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
	61	Santhosh Nagar	150	19.50
	50	Anadhai Kuppam	65	8.60
	172	Kotturpuram	2772	360.36
	Pammal	Moongil Eri	112	14.35
	171	Appavoo Nagar Subbupillai Thottam	1116	145.08
	140	Vazhai Thoppu	500	65.00
	104	Radhakrishnapuram	168	22.66
	77	ParvathyKakkan Colony	600	80.94
	68	Jamalia Lane	130	17.54
	72	Grey Nagar Pallam	448	60.44
	71	Chandrayogi Samathi	160	21.60
	74	Sathyavani Muthu Nagar	480	64.75
	46	Vyasarpadi Old Block	192	25.90
	102	Shenoy Nagar Old Bus Stand	448	55.10
	102	Shenoy Nagar Swimming Pool	280	36.40
	112	Subedar Garden	210	28.31

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
	122	Vanniyapuram	280	37.80
	141	Kamarajar Colony	504	68.04
	117	Alaiammankoil Phase III	540	72.90
	117	M K Radha Nagar	760	102.45
	117	North Giriappa Road	180	24.28
	113	Ramakamathpuram	70	9.44
	113	Ramakrishnapuram	96	12.86
	180	Periyar Nagar	480	62.40
	121	PallaukkuManyam	1680	218.40
	123	Visalakshi Ammal Estate	1120	145.60
	126	Andimanya Thottam	840	109.20
	124	NattanThottam	280	36.40
	173	Rajamuthaiahpuram	490	63.70
	125	KuilThottam	432	56.16
	173	Srinivasapuram Phase II	2016	262.08
	121	P.M.Durgha	120	15.60
	200	Perumbakkam	2080	280.40
		Total	**49661**	**6174.79**

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
3	**Coimbatore District**			
	Coimbatore	Kovaipudur	672	56.41
	Madhukkarai	ThiruviKa Nagar &Kallamedu	356	28.51
	Coimbatore	Mecricar Road	85	7.97
		South of Perur	120	11.07
		Nethajipuram	720	62.53
		Siddhapudhur	224	19.15
		Amutham Nagar Phase I	992	80.37
	Alanthurai TP	Pachaniampathy	80	6.88
	Pollachi Municipality	MGR Nagar	512	41.50
	Coimbatore	North of Perur Phase I	112	9.40
		Vadavalli Ph I	288	24.18
	Alanthurai TP	Kalimangalam Ph I	516	43.47
	Thenkarai TP	Thenkarai	96	8.23
	Coimbatore	Panneermadai East Nanjundapuram	128	10.88
		South of Perur Ph II	288	25.70
		Amutham Nagar Ph II	1504	131.40
		Vadavalli Ph II	144	12.94
		Ezhil Nagar	288	25.87
		IUDP Colony	528	47.44
		Pillaiyarpuram	112	10.33
	Sulur TP	Sulur Ph III	528	44.26

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
	Coimbatore	Variety Hall Road	448	38.34
	Alanthurai TP	Kalimangalam Phase II	48	4.12
	Valparai TP	Valparai	112	9.92
	Coimbatore	Dhobikhana	96	8.35
		Ukkadam Phase III	224	20.15
	Mettupalayam	Chikkadasam palayam	352	30.49
	Thenkarai TP	Thenkarai West	1200	106.31
	Coimbatore	Sundaramveethi	99	9.04
		Total	**10872**	**935.21**
4	**Cuddalore District**			
	Cuddalore	Panagattu Colony	240	20.54
	Cuddalore	Karaikadu	512	44.90
	Parangipettai TP	Ariyakoshti	288	27.27
	Panruti	Thiruvathigai	144	13.57
	Panruti	Keelakuppam	288	26.91
	Panruti	Kadampuliyur	504	48.06
	Cuddalore	Chellankuppam	160	15.03
	Cuddalore	Pallakollai	212	18.58
		Total	**2348**	**214.86**
5	**Dharmapuri District**			
	Pappireddipatti	Kozhimukkanur	168	14.83
		Total	**168**	**14.83**

Verified RealEstate

Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
6	**Dindigul District**			
	Dindigul	Oddukkam	1224	114.30
		Total	**1224**	**114.30**
7	**Erode District**			
	Erode	Muthampalayam - Bharathi Nagar	256	21.27
	Erode	Bhavani Road-Phase-I	448	35.47
	Erode (TNHB)	Periyar Nagar, Perumpallamodai and Karungalpa-layam	1072	88.44
	Gopichettipalayam	Alukuli	288	24.94
	Chithode TP	Gandhi Nagar - Nallagoundam palayam	1824	149.18
	Chithode TP	Kamraj Nagar in Nallagoundam palayam	608	52.75
	Gopichettipalayam	M.G.R Nagar in Nathipalayam	528	44.13
	Kolappalur TP	JJ Nagar	112	9.38
	Erode	MGR Nagar Kollampalayam	192	17.28
	Erode	Bhavani Road Phase I stage 2	336	30.24
	Sathyamangalam	Kullankaradu	416	37.44

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
	Sathyamangalam	Bhavani Nagar in Ikkaraithathaipalli	480	39.26
	Gopichettipalayam	Arrakkankottai	180	15.16
	Nambiyur TP	Thittamalai	528	44.07
	Elathur TP	Nagamalai	456	39.04
	Erode	Anna Nagar	832	73.72
	Bhavani	Kannagaradu in Mylambadi	492	41.89
	Erode	Municipal Chatiram	840	71.99
	Perundurai T.P.	Thiruvachi - Nethaji Nagar	204	18.32
	Kodumudi T.P.	Ichipalayam	288	25.89
	Modakurichi T.P.	Velampalayam	528	47.36
	Modakurichi T.P.	Kaspapettai	360	31.36
	Modakurichi T.P.	Nanjai Uthukuli	96	8.53
	Erode	Modhur	516	47.27
	Erode	Rajan Nagar	528	47.52
	Athani TP	Perumugai	192	16.80
	Periyakodiveri	Akkaraikodiveri	256	22.33
	Sathyamangalam	Kumaran Nagar	360	32.27
	Perundurai T.P.	VellodeOlapalayam	180	16.41
		Total	**13396**	**1149.71**
8	**Kancheepuram District**			
	Kancheepuram	Kilkathirpur	2112	190.08
	Perungalathur TP	Annai Anjugam Nagar	192	19.80
	Maraimalainagar	Thailavaram Phase II	480	56.16

Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
	Murugamangalam	Murugamangalam	1260	151.20
	Solamangalam	Solamangalam	420	50.40
		Total	**4464**	**467.64**
9	**Kanyakumari District**			
	Anjugramam TP	Paraikankal Colony	480	36.24
	Nagercoil	Puliyadi in Vadaseri West	120	12.47
	Anjugramam TP	Pudhukulam	384	36.55
		Total	**984**	**85.26**
10	**Karur District**			
	Karur	Sanappiratty	192	16.08
	Karur	Nehru Nagar	640	55.50
	Karur	Velampadi	32	2.94
	Puliyur TP	Puliyur	288	25.90
		Total	**1152**	**100.42**
11	**Krishnagiri District**			
	Krishnagiri	Bellanakuppam	528	47.25
		Total	**528**	**47.25**
12	**Madurai District**			
	Madurai	Poonga Nagar	76	5.02
	Madurai	Rajakkur Phase II	1088	89.75
	Melur	KaruthaPuliyam-patty	912	84.20
	Madurai	Athikulam	320	29.71
	Madurai	Manjalmedu	320	29.67
	Thirumangalam	Karadikal	840	77.83
	Madurai	Rajakkur Phase III	512	50.58
		Total	**4068**	**366.76**

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
13	**Nagapattinam District**			
	Nagapattinam	Sambathottam	336	26.02
	Nagapattinam	GH Road	128	12.25
	Nagapattinam	Sambathottam Phase II	504	47.94
		Total	**968**	**86.21**
14	**Namakkal District**			
	Namakkal	Nagarajapuram& LBS Phase III & IV	1392	111.16
	Alampalyam TP	Sathyanagar	256	22.27
	Tiruchengode	Patel Nagar Varagurampatty	720	62.30
	Tiruchengode	Patel Nagar Varagurampatty-Phase-II	128	11.08
	Rasipuram	Anaipalayam	208	18.73
		Total	**2704**	**225.54**
15	**Nilgiris District**			
	Kethi TP	Praksahapuram	172	18.68
	Kethi TP	Allanchi	180	19.71
	Udhagamanad-alam	Masinangudi	144	12.92
	Neliyalam	Cherangodu	152	13.27
	Devarsolai TP	Kadachinaholli	204	17.36
		Total	**852**	**81.94**

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
16	**Perambalur District**			
	Perambalur	Dhoraimangalam	504	41.03
		Total	**504**	**41.03**
17	**Pudukkottai District**			
	Pudukkottai	Annavasal	192	16.18
	Illuppur TP	Idayapatty	96	7.77
	Illuppur TP	Ennai Phase II	96	8.18
	Pudukkottai	Balan Nagar	192	16.60
	Pudukottai	Narimedu	1920	150.58
	Pudukottai	Balan Nagar Phase II	256	22.58
	Pudukottai	RengammalChatram	528	47.53
	Pudukottai	Santhaipettai	640	54.51
		Total	**3920**	**323.93**
18	**Ramanathapuram District**			
	Ramanathapuram	Pattinamkhathan Phase I	256	21.12
	Ramanathapuram	Pattinamkhathan Phase II	264	24.49
		Total	**520**	**45.61**
19	**Salem District**			
	Salem	Kottagoundampatti, VellakuttaiEri and Ayyamperumalpatti	292	24.94
	Valapadi TP	Pudhupalayam	144	12.33
	Salem	Selathanpatty	496	42.19

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
	Salem	Periyar Nagar, Gandhi Nagar, AllikuttaiEri& Nehru Nagar	972	97.20
	Salem	Avvai Nagar	504	43.11
	Salem	Periyar Nagar Ph II, Gandhi Nagar Ph -II, Allukuttai Eri Ph II & Nehru Nagar Ph II	484	41.58
	Salem	Edapadi	352	31.69
		Total	**3244**	**293.04**
20	**Sivagangai District**			
	Sivagangai	Paiyur Pillai Vayal	480	43.60
	Sivagangai	Paiyur Pillai VayalPh II	128	11.80
	Karaikudi	Kalanivasal	672	62.71
		Total	**1280**	**118.11**
21	**Thanjavur District**			
	Thanjavur	Pillayarpatti Phase - III	256	19.48
	Pattukotai	Maharaja Samuthiram	336	28.15
	Thirukkatttupalli TP	Koodananal	240	19.21
	Vallam TP	AyyanarKoil	384	31.60
	Thanjavur	North Rohini Street	199	15.28

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
	Kumbakonam	OFM Colony	128	9.34
	Vallam TP	AyyanarKoil Phase-II	960	86.52
	Kumbakonam	ARR Colony	192	17.81
	Kumbakonam	Kakkan Colony	160	15.03
	Kumbakonam	Seshanpadi	2304	216.74
		Total	**5159**	**459.16**
22	**Theni District**			
	Bodinayakanoor	Municipal Colony	352	31.68
	Theni	Kuravargal Colony	175	16.63
	Theni	Thappukundu	431	43.02
	Theni	Vadaveeranayakanpatti	312	31.17
	Uthamapalayam	Appipatti	432	43.14
	Uthamapalayam	Sikachi Amman KoilMedu	480	47.99
	Devathanapatti	Paliyangudi Tribal Colony	35	3.50
	Bodinayakanur	ParamasivanKoil Street	168	16.77
	Gudalur	Thamanampatti	240	23.98
	Gudalur	Megamalai	60	5.99
	Theni	Meenatchipuram	240	23.98
		Total	**2925**	**287.85**
23	**Thoothukudi District**			
	Kovilpatti	TNHB Land Bank Scheme	**92**	**8.00**

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
	Kovilpatti	TNHB Land Bank Sheme Phase II	120	10.25
	Tuticorin Town	Ayyanadaippu	128	11.47
	Tiruchendur TP	Alanthalai Gramam	480	48.75
		Total	**820**	**78.47**
24	**Thiruchirapalli District**			
	Thiruchirapalli	Vannarapettai (Dhobi Colony)	384	31.59
	Thiruchirapalli	Nagamangalam - MGR Nagar	512	37.01
	Thiruchirapalli	Jailpettai Phase II	64	6.20
	Manaparai	Poigaipatti	96	8.05
	Manachanallur TP	Irungalur	528	46.00
	Thiruchirapalli	Kalmanthai & Srirangam Dr. JJ Nagar Phase II	300	27.10
	Thiruchirapalli	Nagamangalam - Odathurai	256	21.38
	Manachanallur TP	Irungalur Phase II	240	21.45
		Total	**2380**	**198.78**
25	**Tirunelveli District**			
	Ambasamuthiram	Vagaikulam	240	21.45
	Ambasamuthiram	Vagaikulam Ph II	240	21.86
	Thirunelveli	Reddiyarpatti	480	44.03
	Thirunelveli	Reddiyarpatti Phase II	1664	154.82
		Total	**2624**	**242.16**

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
26	**Tiruppur District**			
	Tiruppur	Veerapandi	1280	96.11
	Tiruppur	Thirukumaran Nagar (1248), Bharathi Nagar(288) & Jaya Nagar (256)	1792	142.75
	Udumalaipet	JJ Nagar	320	26.26
	Avinashi TP	Solai Nagar	448	37.27
	Thirumurugan-poondi T.P	Poondi Nagar	224	18.80
	Palladam	Hi - Tech Park Nagar	432	36.73
	Madathukulam TP	Pudur	156	13.49
	Tiruppur	Bharathi Nagar Ph II	384	33.02
	Tiruppur	Chettipalayam	240	21.36
		Total	**5276**	**425.79**
27	**Tiruvallur District**			
	Noombal	Noombal	576	74.83
	Noombal	Noombal Phase II	280	36.73
	Pakkam	Pakkam-A	704	94.98
	Pakkam	Pakkam-B	920	123.98
	Mappedu	Mappedu	1400	185.53
		Total	**3880**	**516.05**
28	**Thiruvannamalai District**			
	Thiruvannamalai	Keelanaikarai	192	17.26
		Total	**192**	**17.26**

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Sl. No	Cities/Towns	Name of the Scheme	No. of units approved	Project cost (Rs.in crore)
29	**Vellore District**			
	Vellore	Kulavaimedu	192	15.90
	Vellore	Dhobikana	224	18.67
	Vaniyambadi	Valayampattu	528	48.31
	Vellore	Kannigapuram	224	20.89
	Vellore	Dhobikana Ph II	64	6.07
		Total	**1232**	**109.84**
30	**Villupuram District**			
	Ulundurpettai TP	Keeranur	264	24.66
		Total	**264**	**24.66**
31	**Virudhunagar District**			
	Rajapalayam	Samanthapuram North	384	34.39
		Samanthapuram South	416	37.27
		Total	**800**	**71.66**
		Grand Total	**129273**	**13391.08**

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2.10 Construction of Houses for the Families affected by the Gaja Cyclone :

For the urban poor families living in the delta districts that were severely affected by the Gaja cyclonic storm on 16.11.2018, the Tamil Nadu Slum Clearance Board, has proposed to construct 16,695 individual houses at a cost of Rs.667.80 Crore and 11,976 tenements at a cost of Rs.1074.42 Crore, in total 28,671 tenements/houses at a cost of Rs.1,742.22 Crore. It will cover Nagapattinam, Thiruvarur, Pudukottai and Thanjavur Districts during 2019-20.

2.11 Reconstruction of Dilapidated Tenements :

Considering the safety of the occupants of the tenements, constructed in the earlier years in Chennai and other towns which have become structurally weak and dilapidated due to vagaries of nature, wear and tear, efflux of time,

atmospheric effects, alterations to the tenements by the occupants and encroachments put up along the blocks, the Late Hon'ble Chief Minister Puratchi Thalaivi Amma had announced the reconstruction of 3,500 dilapidated tenements in Chennai and other Districts at a total cost of Rs.280 Crore. Accordingly, the reconstruction of 3,533 tenements has been completed. It is proposed to continue the programme of reconstruction of the dilapidated tenements. As part of this programme, tenements which are in dilapidated condition are being identified by a technical committee. The Technical committee appointed by the Government have inspected 58 schemes and recommended to demolish 18,875 tenements in Chennai and other towns. The sanction has been obtained from the Government of India and Government of Tamil Nadu to reconstruct 20,290 tenements at a cost of Rs.2,676.82 Crore, after demolishing

14,905 tenements in Chennai in 45 schemes. The proposals for the reconstruction of the remaining 3,970 tenements in 13 schemes in Chennai and other towns are under process.

The tenements after reconstruction will have the new and improved features including increased carpet area, new and more convenient designs, accommodation for more families by utilizing permissible FSI more effectively and more common amenities.

2.12 Environmental Improvement of Urban Slums (EIUS) :

The works to provide basic amenities like roads, street lights, drinking water facilities, storm water drains and public convenience units will be commenced at a cost of Rs.50.00 Crore out of state grants to benefit 80,000 urban slum families during 2019-20 in various towns in Tamil Nadu, to improve living conditions in the urban slums and make them more habitable.

2.13 Repairs and Renewal Works to Tenements :

Tenements constructed by TNSCB that are more than 5 years old will be upgraded by carrying out repairs and renewal works to staircases, mid-landing, balconies, floor slabs, roof slabs, to flooring by laying of pressed tiles, to water supply and sanitary lines, water closets, etc. These tenements will also be colour washed to improve their appearance.

These works will be carried out by utilizing funds provided in the Budget and under the Member of Legislative Assembly Constituency Development Scheme (MLACDS) funds. During the year 2018-19, Rs.35 Crore was sanctioned for these works. In 2019-20 a further sum of Rs. 35 Crore is proposed to be incurred for this scheme.

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2.14 World Bank assisted Tamil Nadu Housing and Habitat Development Programme for Urban Poor :

The Tamil Nadu Housing and Habitat Development Project, with World Bank assistance, will be launched to construct 26,000 tenements at a cost of Rs. 3,981.80 Crore ($585 million). The details of the slum families living on the banks of water ways in chennai are as follows:-

Sl. No.	Name of the Water ways	No. of families
1.	Adyar	9,246
2.	Buckingham Canal	43,728
3.	Cooum River	13,635
4.	Otteri Canal	4,659
Total		**71,268**

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Among the above slum families, 12,564 families living on the banks of Cooum and Adyar rivers were resettled in tenements.

Under this Project, poor families living along the Chennai's waterways, which are prone to flooding, will be resettled following best practices of livelihood support and resettlement. This Project will also strengthen the institutional performance of Tamil Nadu's housing sector and improve the housing conditions of eligible low-income households in Chennai. The Project aims to implement housing delivery models to enhance the efficiency, equity and sustainability of housing provision and habitat improvement. Land parcels have been identified for implementing the housing schemes in Chennai for more than 15,000 houses. The Second Preparation Mission of the World Bank visited Chennai in May 2019 and held discussions with various departments and government agencies.

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2.15 Asian Development Bank assisted Inclusive Resilient and Sustainable Housing for the Urban Poor in Tamil Nadu :

A project for Inclusive Resilient and Sustainable Housing for the Urban Poor has been proposed to the Asian Development Bank at a cost of Rs. 4,756.71 Crore ($715 million) for providing housing in the State for creating adequate stock of EWS, industrial and rental housing. Under this project 30,000 housing units are proposed to be constructed at a cost of Rs.4,420 Crore The project proposes to relocate and rehabilitate the households living in vulnerable and high-risk areas in cities in Tamil Nadu and a housing model for industrial workforce will also be developed and implemented with a focus on the Chennai-Kanyakumari Industrial Corridor.

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2.16 Tamil Nadu Commerce Hub-Nandanam :

The Government has proposed to create a "Commerce Hub" in Nandanam as an infrastructure project similar to Tidel Park to attract multi-national companies to invest in Tamil Nadu, to create an iconic international finance centre in Chennai and to catalyze value added job creation in Chennai. This development targets to become an unique destination for the Financial/ Fin-tech industry, banks, trading and brokering houses to base their operations. Tamil Nadu Slum Clearance Board and Tamil Nadu Housing Board are the key stakeholders in this project. The land parcel is about 12.31 Acres strategically located at Nandanam on either side of Annasalai, land belonging to Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board, TUFIDCO and TNPFC. Under Phase – I, about 4.99 Acres (3.18 Acres belonging to Tamil Nadu Housing

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Board and 1.81 Acres belonging to Tamil Nadu Slum Clearance Board) would be taken up with a proposed built up area of 1 million Sq.ft., of mixed use office space.

Such a project would create a long term revenue generating asset without alienation of land for implementing housing schemes, for the urban poor to maintain tenements of Tamil Nadu Housing Board and the Tamil Nadu Slum Clearance Board. The total cost of project, is approximately Rs.550 Crore and would optimally utilize the permissible space to create an iconic building for Chennai city.

2.17 Allotment of Tenements in Integrated Townships :

The slum families living in hutments in unhygienic conditions without basic facilities on the banks of Chennai city waterways are affected by annual flooding and frequent fire accidents.

Realizing the difficulties faced by these slum families, tenements are provided for them in an Integrated Township. So far, 12,564 families living on the banks of the Adyar and Cooum Rivers and on the banks of other waterways have been resettled. The slum families are provided with a onetime shifting allowance of Rs.5,000 and a subsistence allowance of Rs.30,000 and other logistic and livelihood support for resettlement. The remaining slum families will be provided with tenements early.

2.18 Community Development Activitie :

The slum families from vulnerable locations comprising of various groups with diverse characteristics are resettled in tenements in one place. To promote amity, harmony, congenial atmosphere among them for their better living, counseling through lectures by specialists are conducted. Resident Welfare Associations have been formed to take care of the assets in the

schemes. Besides, campaigns and events like Slum Olympics are organized as part of social development.

Such activities have improved the inter personal relationship among them, promoted harmony among women members of the community and the living environment of the resettlement locations has been upgraded.

Urban slums will cease to be slums only if the slum families become economically independent. Economic independence and self-sustenance are essential for the urban poor especially for youth and women living in slums.

In order to promote employability, skill development training is being imparted with the help of the Tamil Nadu Skill Development Corporation and reputed NGOs. Job melas are also organized to ensure employment.

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During the year 2018-19, skill training conducted for 2,500 persons through skill Development Corporation. It is proposed to impart skill training in semi skills for 2,120 persons at a cost of Rs. 2.45 Crore for the year 2019-20.

2.19 Scheduled Caste Sub Plan (SCSP) for 2019-20 :

Urban slum families belonging to Scheduled Castes and Scheduled Tribes are benefited through various housing programmes being implemented by Tamil Nadu Slum Clearance Board. The Government has provided Rs.931.76 Crore for the implementation of Schedule Caste Sub Plan (SCSP) and Rs.26.62 Crore for Tribal Sub Plan (TSP) during 2019-20. Utilizing this assistance, TNSCB will construct 53,768 houses for the urban slum families belonging to Scheduled

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Caste and Scheduled Tribes during this year as detailed below:-

Sl. No.	Component	Outlay (Rs. in Cr)	No. of Houses
1	SCSP	931.76	52500
2	TSP	26.62	1268
	Total	**958.38**	**53768**

2.20 Sale Deeds for Plots / Tenements / Allotment of Tenements :

Tamil Nadu Slum Clearance Board issues sale deeds for the tenements and plots to families living in those tenements / plots wherever the land had been transferred in the name of Tamil Nadu Slum Clearance Board and beneficiary contribution payments have been completed by the allottee. So far 37,086 sale deeds have been issued for the developed plots and 20,362 sale deeds issued for the tenements. During 2019-20, sale deeds will be issued for 2,000 families living in the tenements / plots after verifying authenticity of the beneficiaries.

2.21 Empowered Committee for land alienation :

Tamil Nadu Slum Clearance Board implemented a slum improvement programme envisaging the provision of basic infrastructure on 'as is where is basis' with land tenure under World Bank funded MUDP and TNUDP in 732 slums during 1977 to 1997 in Chennai, Madurai, Coimbatore, Thiruchirapalli, Thiruppur, Erode, Salem, Thirunelveli, Thoothukudi and Vellore towns.

The lands for 504 schemes were alienated in favour of Tamil Nadu Slum Clearance Board and sale deeds for allottees are being issued for the sites where the lands have been transferred in the name of TNSCB. To expedite the progress of land transfer, the Government have constituted an Empowered Committee

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under the Chairmanship of Chief Secretary to Government with the 6 Secretaries to Government and Heads of Departments concerned as members in G.O.(Ms).No.78, Housing and Urban Development Department, dated 15.06.2018.

The Empowered Committee has been holding regular meetings and has cleared land alienation proposals for 13 schemes covering 1,416 beneficiaries and the alienation for the remaining schemes will be processed shortly and action will be taken for issuing of sale deeds.

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3. CO-OPERATIVE HOUSING SOCIETIES

Housing is a basic need for all and provision of reasonable shelter is essential for human dignity. The principal objective of the Co-operative movement in the housing sector is to eliminate economic exploitation, by intermediaries and unscrupulous operators. Housing Co-operatives are self-help organisations which have worked for increasing the housing stock in the State since 1904. At present in Tamil Nadu there are 733 Co-operative Housing Societies. Out of which 675 Co-operative Housing Societies are affiliated to the Tamil Nadu Co-operative Housing Federation. Out of the 675 Societies affiliated to the Federation, 509 Co-operative Housing Societies cater to housing needs of urban areas and 166 Co-operative Housing Societies operate in rural areas with a special focus on the Economically Weaker Sections.

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3.1 Functions :

The main objects of the Housing Co-operative Society are:-

(A) To provide loan for house construction at an affordable rate of interest to people who do not have access to institutional finance for house construction;

(B) Buy lands, develop layouts with all facilities and sell to their members at affordable rates and higher benefits, with the societies realising lower profits compared to private developers.

3.2 Source of Finance :

Primary Co-operative Housing Societies receive finance from the Tamil Nadu Co-operative Housing Federation which is the Apex body of Housing Co-operatives at the State Level and by mobilizing deposits from members and the public, and provide housing loans, mortgage loans and jewel loans to members.

3.3 Business of the Federation :

Since its inception in 1959, through its affiliated 509 urban cooperative housing

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societies, the Federation has provided financial assistance of Rs.3,749.33 crores for construction of 3,62,631 houses under the urban housing programme and through its affiliated 166 rural cooperative housing societies it has provided financial assistance of Rs.1,119.63 crore for construction of houses to 8,03,757 members under the rural housing programme, till 30.06.2019. Totally, the Federation has provided financial assistance of Rs.4,868.96 crore for 11,66,388 houses.

3.4 Improvement of Co-operative Housing Societies :

Owing to the competition prevailing in the housing loan sector, the loaning operations of the Co-operative housing societies have become very insignificant. Further, there was a ban order in existence for the federation to sanction loans to the Co-operative Housing Societies. To overcome this situation Late Hon'ble Chief Minister Puratchi Thalaivi Amma during the year 2013 has lifted the ban order given to the federation to keep its fresh lending to Co-operative Housing Societies in

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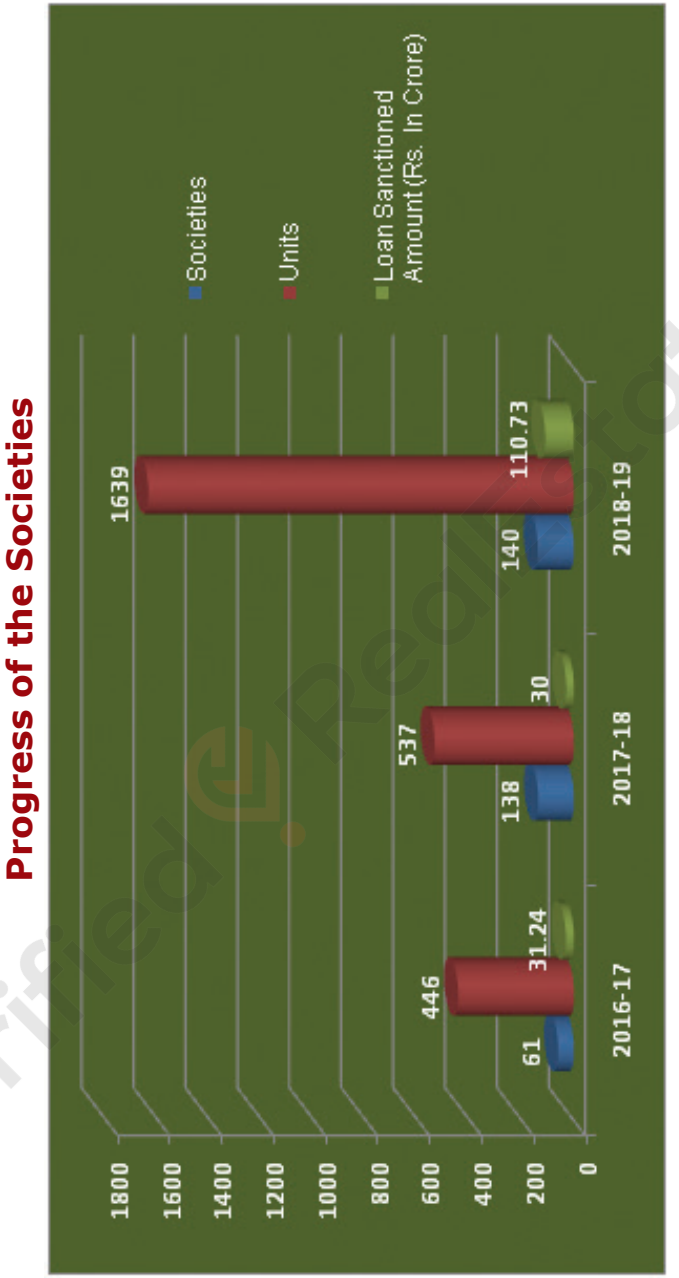
abeyance. As a result of this enabling measure, loans were being sanctioned to the Co-operative Housing Societies and thereby ensuring the viability of such societies. Since 2016, in order to improve the financial position of the Co-operative Housing Societies cash credit of Rs.7.55 Crore at an interest rate of 6% have been sanctioned to 17 Co-operative Housing Societies. As a result of these enabling measures 151 Co-operative Housing Societies are operating with a total profit of Rs.42.35 Crores and the societies are functioning with a total loan outstanding of Rs.1,146.76 Crores and status of Societies have improved considerably.

The year wise details of number of well performing societies is given below.

Sl. No.	Year	Societies	Units	Loan Sanctioned Amount (Rs. in Crores)
1.	2016-17	61	446	31.24
2.	2017-18	138	537	30.00
3.	2018-19	140	1639	110.73



Physical & Financial

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3.5 Business Development :

- Among all the Co-operative Housing Federations in the country, the Tamil Nadu Co-operative Housing Federation was the first to computerize its accounts and has introduced online payments to all its 52,000 members.

- During the year 2018-19, financial assistance amounting to Rs.110.73 crore has been provided to 1,639 members of 140 Co-operative Housing Societies.

- In order to step up the revenue generation of Primary Co-operative societies, special cash credit of Rs.30 lakh to Rs.50 lakh at 6% interest was sanctioned to 17 Primary Co-operative Housing Societies amounting to Rs.7.55 Crore for the purpose of issuing Jewel Loans.

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- In order to recover the overdues without furtherlossoftime,Governmentin G.O.(Ms.) No.40, Housing and Urban Development (HCS 1) Department, dated 16.3.2015 have announced a "one time settlement scheme". Under this scheme up to 30.06.2019, a sum of Rs.330 crores has been collected and 8,995 loan documents have been discharged with the 8,995 members being benefited with a waiver of Rs.97.14 Crore.

- Steps are being taken to construct Five Amma Kalyanamandapams with all modern amenities at an overall cost of Rs.13.97 Crore on land owned by the Madura Coats and other Public Services Co-operative Housing Society, Tirunelveli; Swarnapuri Co-operative Housing Society, Salem; Union Carbide Employees Co-operative

House Building Society, Kodungaiyur, Chennai; Udumalpet Taluk Co-operative Housing Society, Tiruppur; Periyar Nagar Government Officers Co-operative House Construction Society, Chennai.

- A Health Insurance scheme has been introduced for 1188 employees of the Cooperative Housing Societies. Under this insurance scheme, the employees will be eligible for an insurance coverage of Rs.7,00,000. Upto 30.06.2019 claims worth of Rs.34.29 lakh have been settled to 89 employees by the United India Insurance company.

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3.6 Future Plans (2019-20) :

- SINGLE WINDOW SYSTEM FOR LOANS: To monitor the quick disbursal of loans, a "single window system" will be introduced.
- REVENUE GENERATION Unused land of Societies will be identified and a demand survey undertaken to promote apartments and commercial complex for revenue generation.
- AFFORDABLE HOUSING With special reference to the LIG segment, the Co-operative Housing Societies will identify land to form new housing layouts in areas adjoining Municipalities and large cities.

3.7 Projections for (2019-20) :

It is planned to disburse a loan of Rs.100 crore through Primary Co-operative Housing Societies.

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4. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

4.1 As a part of its employee welfare initiative, the Government provides House Building Advance to its employees to fulfill their dream of a house of their own. This advance can be availed of by Government Servants who have completed four years of service and completed probation in the entry level post. To simplify and expedite the process of loan sanction, a modified and updated version of the "State Rules to Regulate to Grant of Advance to Government Servants for Building etc, of Houses" will be released shortly.

4.2 The advance is provided under different categories namely plot cum construction, wherein loan is provided for both purchase of a plot and the construction of a house on the purchased plot, purchase of a ready built house and purchase of house / flat

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constructed by Tamil Nadu Housing Board, Co-operative Societies and private parties. Loans are also provided for construction of house on a plot owned by the spouse, on execution of a joint agreement.

4.3 The maximum advance admissible to a State Government Servant under this category is Rs.25 lakh, and for All India Service Officers, is Rs.40 lakh. Government Servants can also avail the House Building Advance for enlargement and improvement of their existing accommodation subject to a ceiling of 50 percent of the eligible amount.

4.4 The House Building Advance is repayable in a maximum of 180 installments, in which the principal is recovered first and then the interest is recovered. The interest on the advance is calculated on monthly diminishing balance in slab rates.

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4.5 A unique scheme of "Tamil Nadu Government Employees House Building Advance Special Family Benefit Fund Scheme" has been devised for helping the families of Government Servants who die in harness, after availing House Building Advance. Under this scheme a monthly subscription of 1% of the monthly installment amount payable by all the Government Servants availing house building advance is recovered on a monthly basis. This amount is maintained by the Government as a separate fund. When a Government employee who is a member of the scheme dies in harness, the outstanding principal and interest amounts of the house building advance availed by her or him are adjusted out of this fund thus providing relief to the bereaved family.

4.6 For the current financial year, an amount of Rs.160 crore has been provided in the

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Budget Estimates for sanction of House Building Advances to eligible Government Servants. Apart from this, separate allocations have been made for Departments of the Secretariat in the respective Demands for Grant to sanction House Building Advances to employees in the Secretariat and to All India Service Officers.

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5. TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

5.1 Tamil Nadu Government have notified the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017 vide G.O.(Ms). No.112, Housing and Urban Development Department, dated 22.06.2017. In order to implement the above rules, the Government of Tamil Nadu has established Tamil Nadu Real Estate Regulatory Authority (TNRERA) with effect from 22.06.2017.

5.2 The Government of Tamil Nadu have appointed Justice Thiru B. Rajendran, Judge, Madras High Court (Retired) as Chairperson for Tamil Nadu Real Estate Appellate Tribunal. The Government have also appointed Thiru. K. Gnanadesikan, I.A.S. (Retd.) as Chairperson for Tamil Nadu Real Estate Regulatory Authority and other Members for

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both the Authority and Appellate Tribunal along with sanction of required employees for their functioning.

5.3 Real estate projects (ongoing and future projects) which involve sale, where the area of the land proposed to be developed exceeds 500 sq.m or the number of apartments to be developed exceeds 8 inclusive of all phases, require registration with TNRERA. Before advertisement or sale after getting planning and building permits. Every Real Estate Agent has to register with the Authority.

5.4 A website has been created for Tamil Nadu Real Estate Regulatory Authority (www.tnrera.in) for submitting applications for registration of projects, Real Estate Agents and complaint petition through online and also manually.

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5.5 As on 30.06.2019, 1162 applications have been received for project registration and 1025 projects have been registered. Similarly, 713 applications have been received from Real Estate Agents for Registration and 695 of them have been granted registration.

5.6 Out of 795 complaints received against Promoters of 82 projects for the delay in handing over of flats, 106 complaints relating to 45 projects have been disposed as on 30.06.2019 and the remaining complaints are under process. Seeking compensation from the Registered projects against the Promoters default, 386 complaints have been received in Form 'N', out of which 202 have been disposed of by the Adjudicating Officer.

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6. REGULATION OF THE RIGHTS AND RESPONSIBILITES OF LANDLORDS AND TENANTS

6.1 The Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 was enacted many years ago, when the supply of rental accommodation was limited, real estate business had not evolved and properties were held by very few people. Robust growth of the real estate sector, broad basing of home ownership and availability of more housing stock have rendered the Rent Control Act redundant and out of tune with the times. The Government of Tamil Nadu has brought in the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, (TNRRRLT Act) 2017 which repeals the old Rent Control Act. The Act was assented to by the Governor of Tamil Nadu and published in the

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Government Gazette as Tamil Nadu Act 42 of 2017 and subsequently amended by the Tamil Nadu Act 39 of 2018. The new Act has been notified with effect from 22nd February 2019. The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Rules, 2019 also came into effect from 22nd February 2019.

6.2 The New Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 aims to regulate rent as per the terms and conditions of the agreement entered into between the owner of the premises and the tenant and balances the rights and responsibilities of the landlord and the tenant. The Act provides for compulsory registration of all rental agreements.

6.3 A dynamic Tenancy Registration web portal (www.tenancy.tn.gov.in) was launched by

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the Hon'ble Chief Minister on 22nd February 2019. Landlords and tenants can register their Tenancy Agreements on the portal. By an ordinance dated 22nd May, 2019, the period for the Registration of the rental agreement has been extended by a further 120 days.

6.4 The rent authorities issue Tenancy Registration Numbers after verifying the relevant documents in a hassle free and user friendly manner. Under section 30 of the Act Rent Authorities have been appointed by the respective District Collectors. Rent Courts have also been constituted under the section 32 of the Act as per the notification published in Government Gazette dated 8th May 2019. Rent Tribunals are being constituted by Government.

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7. DIRECTORATE OF TOWN AND COUNTRY PLANNING

Tamil Nadu ranks first in urbanization among the 15 major States in the country. According to the 2011 Census, Tamil Nadu has emerged as the State with the highest level of urban population (48.45%) in the Country among the larger States. Urban population growth at 27 percent in the 2001 -2011 decade outpaced rural population growth of 6 percent. Overall urban population in Tamil Nadu could have already exceeded the rural population. Urbanization normally leads to the development of land for use in commercial activities, social and economic support institutions, transportation, and residential buildings. Eventually, these activities

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raise several urbanization related issues like air pollution and water quality, insufficient water availability and waste-disposal problems. Sustainable city planning is essential to manage these difficulties. The objective of planning is to minimize the negative effects of urbanization, and to maximize the quality of life in the urban areas. This is achieved by preparation of spatial development plans like Regional Plans, Master Plans and Detailed Development Plans.

7.1. Administrative structure

The administrative structure of the Town and Country Planning Department is as follows:

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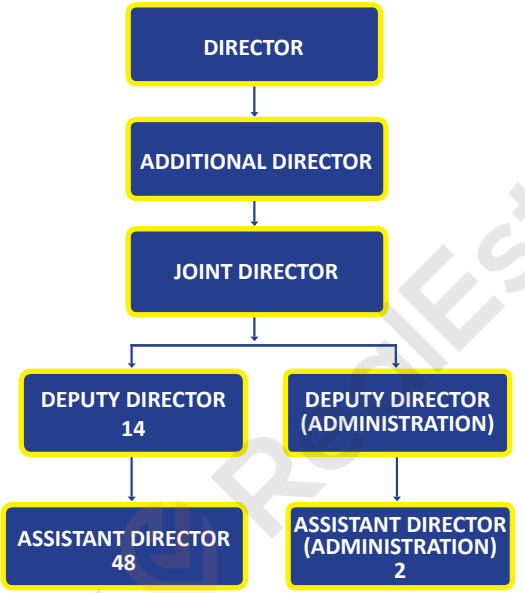
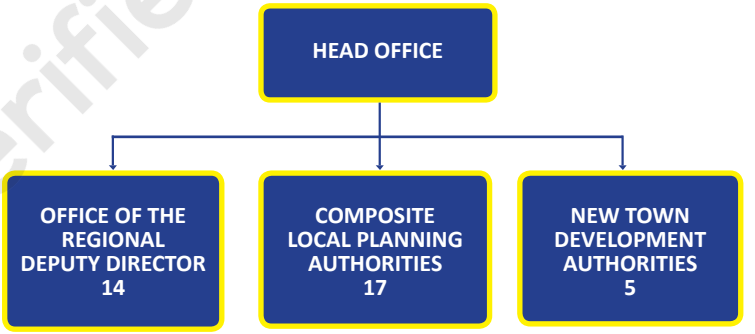
ADMINISTRATIVE STRUCTURE

TOWN & COUNTRY PLANNING



OFFICES OF THE DIRECTORATE



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7.2 Major activities of the Directorate of Town and Country Planning :

- Providing technical advice and inputs for formulation of policies and on issues related to Housing and Urban Development;
- Preparation of Master Plans / New Town Development Plans, Detailed Development Plans and Regional Plans;
- Preparation of Building Bye laws and Zoning Regulations;
- Devise regulations for sub-division of land for development;
- Extending technical guidance on planning to local bodies;
- Accords planning permissions for selected categories of development.
- Regulating unauthorized development through enforcement of regulations.

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7.3 Preparation of statutory plans :

(A) Regional Plan

Integrating a much wider area for overall growth of a "region" is the purpose served by Regional Planning. The main objective of Regional Planning is integration of rural areas and overall balanced development of the region. The Plan takes into account economic, spatial and environmental goals and tries to address region level issues. Integrated development and critical analysis of functional linkages is the key to achieve desired growth. Regional plans are a must when cities start to influence development even in places far away, which might end in under-utilization and wastage of resources without proper planning. Reducing disparities helps directly by reduced forced migration, reduced trip lengths, providing better and more job opportunities in nearby areas having the

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required services. Therefore, it is important to prepare regional plans, implement them and regulate and monitor the development process through such plans.

Though, the Town & Country Planning Act, 1971, envisages preparation of Regional Plans, such plans are yet to be prepared in Tamil Nadu. The pilot study of preparation of Regional Plan for Coimbatore has been completed with assistance from the German official Development agency, (GIZ) for the districts of Coimbatore, Tirupur, Nilgiris and Erode. In 2019-2020, it is proposed to prepare the full Regional Plans for Coimbatore and Madurai regions. Technical assistance of reputed institutions like the School of Planning and Architecture, Bhopal will be taken.

(B) Master Plan

It is essential to make "vibrant, sustainable, eco-friendly and smart cities" for the future.

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Master Plans and New Town Development Plans integrate effective transportation links including roads, bye pass roads, ring roads for future development and opening out new lands for development as per the Master Plan. This plan is a statutory land use plan which is approved by the Government. This department has so far prepared Master Plans and New Town Development Plans for 123 towns. Technical tools like Satellite Imagery and Geographical Information System are used in the preparation of these plans.

The Directorate of Town and Country Planning has started the preparation of new and revised Master plans in a phased manner for a number of towns / cities under its jurisdiction. In the first phase, six planning areas viz., Tiruchirapalli, Madurai, Coimbatore, Erode, Tiruppur and Hosur involving major corporations and towns have

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been taken up covering an area of 7,979 Sq.km. The Plans have been prepared and are being modified to incorporate certain improvements suggested by the Government.

The Government of India has a sub-scheme under the Atal Mission for Rejuvenation and Urban Transformation (AMRUT) for Formulation of Geographical Information System based Master Plans. Under the scheme, Master plans for a total of 18 cities viz., 1.Cuddalore, 2.Kanchipuram, 3.Nagapattinam, 4.Velankanni, 5.Rameshwaram, 6.Nagercoil, 7.Tirunelveli, 8.Thoothukudi, 9.Vellore, 10.Ambur, 11.Salem, 12.Thiruvannamalai, 13.Thanjavur, 14.Dindigul, 15.Kumbakonam, 16.Pudukottai, 17.Karaikudi, 18.Rajapalayam have been taken up. Development of common digital geo-referenced base maps and land use maps using Geographical Information System (GIS)

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and Master Plan Formulation with funding under AMRUT for these 18 towns/ planning areas is in progress. The Master Plans for 15 cities are being developed through consultants selected through an open tender. The Master Plans for the remaining 3 cities are being developed by the Department itself. It is also proposed to prepare fresh Master Plans for 77 planning areas where the planning period of the old Master Plan has been completed.

(C) Detailed Development Plan

Detailed Development Plans have been prepared for emerging areas of future expected rapid development within the Master Plan areas. It ensures appropriate traffic circulation and transportation patterns. So far, this Department has prepared and notified 1,635 Detailed Development Plans in the State. During 2019-20 it is proposed to prepare 50 Detailed

Development plans with preference to Corporation areas.

It is also proposed to notify / re-notify 100 Detailed Development Plans afresh, in order to secure the acquisition of lands required for formation of roads within the stipulated time frame of 5 years.

7.4 Infrastructure and Amenities Fund :

Infrastructure is important for faster economic growth and public investment is essential for sustainable city development. Provision of infrastructure like roads, bridges, water supply, drainage facilities are essential for orderly development and enhancement of quality of life. The Infrastructure and Amenities Fund is being utilized for this purpose. The fund is created out of the Infrastructure and Amenities Charges that are levied on unit area basis on large developments / constructions.

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The amount collected under this fund from inception upto 28.02.2019 is Rs.3,813.67 Crore. So far 64 projects have been sanctioned at an estimated cost of Rs.3,234.80 Crore which are implemented by the Chennai Metropolitan Water Supply and Sewerage Board, the Highways Department, Chennai Metro Rail Ltd., Tamil Nadu Slum Clearance Board and various Corporations and Municipalities in the State.

7.5. Tamil Nadu Combined Development and Building Rules, 2019 :

The Tamil Nadu Combined Development and Building Rules, 2019 are aimed at simplifying the rules and procedure for approval for development of layouts and buildings with focus on safety, security and sustainability as also to enhance consistency and transparency. They will greatly enhance the ease of doing business. The Tamil Nadu Combined Development and Building Rules, 2019 were notified by the Government on 04.02.2019.

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The salient features of the Tamil Nadu Combined Development and Building Rules, 2019 are as follows:

- The rules apply to the entire State of Tamil Nadu. The Development Regulations in Chennai Metropolitan Area and the rest of the State have been integrated and uniform regulations have been formulated for the entire State, with variations applicable to special areas.
- The Combined Rules replace the Development Regulations for Chennai Metropolitan Area, the Development Control Rules followed in the rest of the State, which are applicable for obtaining planning permissions under the Tamil Nadu Town and Country Planning Act, and also the Building Rules which are applicable for obtaining building permits under the

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respective legislations for Corporations, Municipalities, Town Panchayats and Village Panchayats.

- The Rules govern the manner of obtaining permissions, conformity of developments to regulations, issue of completion certificates, registration of professionals, planning parameters and development and building regulations.
- The procedure for obtaining planning permission, building permit and completion certificate has been simplified.
- Separate rules for encouraging affordable housing have been incorporated.
- Provisions have been made for differently abled, elderly and children are incorporated to provide barrier free environment in the buildings and premises used by the public.

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7.6 Other important activities under taken during 2018-19.

(A) New Regional Offices

During the year 2018–19, one new regional office has been formed with head quarters in Tiruppur comprising of Tiruppur and Erode districts for speeding up disposal of planning permission applications.

(B) Regularization of Unapproved Layouts

It had come to the notice of the Government that a large number of unapproved layouts and sub-divisions had been developed all over the State in both urban and rural areas without adequate infrastructure and public amenities and most of the plots in such layouts and sub-divisions have been purchased by innocent persons out of their hard earned savings. It is expedient to regularize the plots in such unapproved layouts or sub-divisions to protect the interests of the

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innocent purchasers, to ensure provision of basic infrastructure facilities in these newly developed areas, and ensure orderly urbanization. Hence, on 04.05.2017 the Government notified a special scheme for regularization of unapproved layouts and plots. This paves the way for bringing these areas within the main stream of planned development, and to enable local bodies to provide basic infrastructure facilities in these localities.

The time limit for filing applications for regularization of unapproved layouts and plots was initially specified as 6 months i.e., upto 03.11.2017 and was subsequently extended upto 16.11.2018. The total number of applications received online in the Directorate of Town and Country Planning area for layouts 46,212, for individual plots 5,93,575 and for sub-division 1,57,663.

As it was found that while a number of unapproved layouts had been identified and only very few plot owners had applied for regularization of the plot, on 05.02.2019, the Government further modified the scheme, enabling owners of individual plots of unapproved layouts, in respect of which regularization applications had been made upto 16.11.2018, to apply for regularization of their individual plots even after the cut off date of 16.11.2018. However, no new unapproved layouts will be considered for regularization under the scheme.

So far about 16,828 layouts have been regularized in the Directorate of Town and Country Planning areas and a revenue of Rs.751.38 crore has been realised by the Government, Planning Authorities and Local Bodies. The revenue generated will be used for development of infrastructure in these regularized layouts.

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(C) Regularization of Unauthorized/ Deviated Buildings

Government have announced a scheme for regularization of unauthorized buildings constructed upto 01.07.2007 by amending the Town and Country Planning Act, 1971 through insertion of a new section 113-C. However, in view of the orders passed by the Hon'ble High Court of Madras the received applications are processed but no final orders are passed. As on date the total number of applications received online for building regularization scheme in the Directorate of Town and Country Planning area, is 3,305.

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8. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Chennai Metropolitan Development Authority (CMDA) was constituted in 1975 as a body corporate under the Tamil Nadu Town & Country Planning Act, 1971, for the Chennai Metropolitan Planning Area (CMA). The CMA has an extent of 1,189 sq.km. which comprises the Greater Chennai Corporation, 8 Municipalities, 11 Town Panchayats and 10 Panchayat Unions consisting of 179 Villages.

8.1 Tamil Nadu Combined Development and Building Rules, 2019 (TNCDBR)

The Government of Tamil Nadu has notified the Combined Development and Building Rules on 4th February 2019 for the entire State with the main objective of achieving better utilization of scarce land. In order to make housing affordable to all, the permissible Floor Space Index and

Premium Floor Space Index have been increased to promote higher density and encourage redevelopment of inner parts of the city. The Tamil Nadu Combined Development and Building Rules, 2019 provides a compilation of all rules relating to development of land and buildings in a standardized document.

8.2 Organanisational set up

Chennai Metropolitan Development Authority, is presently chaired by the Hon'ble Deputy Chief Minister and the Minister in charge of Housing. The Vice-Chairman, Member-Secretary and Chief Executive Officer are the executive functionaries in the Authority. The Authority also comprises of the heads of various stakeholding Departments, heads of line agencies, representatives of trade & commerce and elected representatives nominated by Government.

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8.3 Major functions of CMDA

(A) Planning :

The vision of Chennai Metropolitan Development Authority, as spelt out in the Second Master Plan, is to "make Chennai a prime metropolis" which will become more livable, economically vibrant, environmentally sustainable and with better assets for future generations. The major functions of the Chennai Metropolitan Development Authority (CMDA) are preparation of Master Plans, Detailed Development Plans, New Town Development Plans and formulation of development projects for systematic and sustainable development of Chennai Metropolitan Area (CMA). The Chennai Metropolitan Development Authority is also responsible for devising policies and strategies to cope with rising urban population, sustained economic growth

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and to preserve the environmental balance. Further, CMDA provides financial assistance to local bodies and other departments for development projects in CMA. CMDA shares 75% of the Development Charges and Open Space Reservation Charges with the concerned local bodies for taking up various infrastructure development projects. In order to ensure effective fire safety management in the metropolitan area, CMDA has funded a computerization initiative of the Directorate of Fire and Rescue Services. Currently, CMDA is implementing the Second Master Plan (SMP) for the Chennai Metropolitan Area (CMA) which has been prepared taking into consideration population projections and projected urban growth upto 2026 in Chennai Metropolitan Area.

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(B) Conservation of Heritage Buildings / Precincts in Chennai Metropolitan Area (CMA) :

Chennai Metropolitan Area (CMA) is endowed with several buildings, which reflect the rich historical, architectural and cultural heritage of Tamil Nadu and Chennai and hence there is a need to conserve such buildings. The list of such heritage buildings in CMA is prepared by CMDA by following the procedures laid down in the Development Regulations (DR) which includes documenting the historical, architectural and cultural importance of these buildings and recommending the list of such buildings after obtaining the recommendations of the Heritage Conservation Committee to the Government for approval and Gazette Notification. Documentation has been completed for 164

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heritage buildings and the buildings are being notified. The documentation and evaluation for another 192 Heritage buildings awarded to 7 Architects / Architectural firms is under progress, out of which documentation of around 160 buildings has been completed.

(C) Development of Grid of Roads:

In order to ensure a proper road network in the yet to be developed areas, CMDA is preparing a Grid of Roads to ensure hierarchy of roads, reduce travel time, provide for efficient circulation and seamless connectivity. CMDA has prepared the Grid of Roads plan for 53 villages in the rapidly growing suburban areas of Chennai Metropolitan Area which are located along the Outer Ring Road and the Southern Sector of CMA.

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The consultancy study for preparing the Grid of Road network plan for 53 villages was awarded to the School of Planning and Architecture (SPA), Vijayawada and School of Architecture and Planning (SAP), Anna University. The SPA, Vijayawada was assigned 29 villages surrounding Southern Sector of CMA and School of Architecture and Planning, Anna University was assigned 24 villages along the Outer Ring Road. The report submitted by the School of Architecture and Planning, Anna University, Chennai for 24 villages was accepted by the Authority and it has been decided to adopt the road network suggested by the consultant in the layout proposals submitted to CMDA for Planning Permission. In respect of the report submitted by SPA, Vijayawada for 29 villages, the consultant has been advised to revise the road network plan for a grid of size 1 Km X 1 Km as done by the SAP, Anna University.

For the remaining 143 villages covering the entire CMA, the preparation of Grid of Roads has been taken up. These villages are in the area between the East Coast Road (ECR) and Old Mahabalipuram Road (OMR), the southern segments of CMA and along the northern segment of the Outer Ring Road. TNUIFSL has been appointed to identify the consultants. Tenders have been called for. The identification of consultants is in process.

(D) Redevelopment Plan for Continuous Building Area in George Town, Tiruvallikeni and Purasawakkam in CMA:

The Government of India under the AMRUT Scheme has introduced sub-schemes which includes Pilot Scheme on formulation of Local Area Plan (LAP) and Town Planning Scheme (TPS) for 25 cities with a funding of Rs. 1 Crore each for LAP and TPS. Chennai is one among the 25 cities.

Local Area Plan component of AMRUT is conceptually similar to preparation of Redevelopment Plan for older areas of cities. This scheme of Government of India is aimed at building the in-house capacity of Urban Development Authorities in the preparation of plans.

CMDA has submitted a proposal to Ministry of Housing and Urban Affairs, Government of India (GoI) to prepare a Redevelopment Plan for a pilot area covering 150 Hectares of the George Town Area by accessing the grant of Rs.1 Crore given under the AMRUT scheme. Approval of GoI is awaited. This proposal will aid in-house capacity building in the preparation of Redevelopment Plans for the old areas of the city. CMDA has also proposed to engage the services of private individual experts in the fields of Architecture, Urban Design, Town Planning and Economics to assist CMDA in preparation

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of the plans. On approval of the proposal by GoI, the plan preparation works for Tiruvallikeni and Purasawakkam will also be commenced simultaneously.

8.4 New Initiatives

(A) Computerisation:

CMDA has introduced the Online Planning Permission Application submission and processing system, which is under implementation from 06.12.2018. The Government has notified the Combined Development and Building Rules, 2019 and the Planning Parameters have been updated in the Auto DCR. The Online Planning Permission Application system facilitates the submission of applications online, provides pre–check facility to check whether the drawings have been made as per norms and the integration of the payment gateway enables easy collection

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of various charges. Provision has also been made to enable the applicant to check the status of the file online. SMS and E-mail communication facility intimating the status of the application to the applicants has also been implemented.

(B) Audit of Rain Water Harvesting System:

The Late Hon'ble Chief Minister Puratchi Thalaivi Amma had announced the significant scheme as Rain Water Harvesting which helps to harness more natural water to meet the ever growing requirements for water in the CMA. Provision of Rain Water Harvesting Systems in every building is mandatory as per the Development Regulations for the last two decades. Recently, based on a Government announcement, a study was commissioned by the Chennai Metropolitan Development Authority

(CMDA) to study the effectiveness of the rain water harvesting regulations and suggest alternatives. The consultant recommended certain measures for promoting Rain Water Harvesting more effectively. The recommendations have been incorporated in the Tamil Nadu Combined Development and Building Rules, 2019.

(C) Regularisation of unauthorized Plots/ Layouts:

Under this scheme as on 03.11.2018, about 62,726 individual plot owners have registered online for regularisation of their individual unapproved plots. The concerned Local Bodies within Chennai Metropolitan Area including Greater Chennai Corporation have forwarded 4,535 unapproved layout frameworks seeking in-principle approval from CMDA. Of which, CMDA has approved in-principle layout framework for 4,374 unapproved layouts as on 21.05.2019.

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(D) Regularization of Unauthorized / Deviated Buildings:

A new scheme under Section 113-C of the Tamil Nadu Town & Country Planning Act, 1971 was announced by the Government for regularization of unauthorized buildings constructed upto 01.07.2007. The Government have notified rules under the Scheme for regularization of unauthorized / deviated buildings constructed upto 01.07.2007 with certain conditions and restrictions.

The scheme was to be operational for a period of six months from the date of notification of the rules and the applications have to be filed online. Chennai Metropolitan Development Authority processes all such applications within CMA and grants regularization orders to all the buildings falling under the category of

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Special and Multi-storied Buildings while the Greater Chennai Corporation and the respective local bodies grant regularization orders for all ordinary buildings.

A writ petition has been filed before the Hon'ble High Court of Madras against the Building Regularization Scheme 2017 under section 113–C. The Hon'ble High Court has ordered that CMDA shall receive the applications, process them, but not issue orders on them till further orders. The Government has further extended the scheme until 21.06.2019. As on date, 3,434 applications have been received.

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8.5 Development Projects :

(A) Infrastructure Projects undertaken by CMDA

(i) Development of Satellite Bus Terminus at Madhavaram (MBTT)

The Government had announced development of a Satellite Bus Terminus at Madhavaram over an extent of 8 acres within Madhavaram Bus and Truck Terminus (MBTT) in order to relieve the traffic congestion in and around the Chennai Mofussil Bus Terminus (CMBT) at Koyambedu for North bound buses. The Satellite Bus terminus at Madhavaram has been Constructed at a total cost of Rs.95 crores. The Bus Terminus was inaugurated by the Hon'ble Chief Minister of Tamil Nadu on 10.10.2018 and is presently under operation.

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(ii) Mofussil Bus Terminus at Kilambakkam (Vandalur):

The late Hon'ble Chief Minister of Tamil Nadu had announced the development of a Mofussil Bus Terminus at Vandalur under Rule 110 on 30.04.2013, considering the growth of bus traffic especially of mofussil buses coming to Chennai from the Southern districts and also to decongest CMBT, Koyambedu.

Land ceiling surplus land of 88.52 acres at Kilambakkam Village along the Grand Southern Trunk (GST) Road have been identified for the project. 88.52 acres of land at Kilambakkam Village were transferred to CMDA in G.O.Ms. No.241 dt.07.09.2016 by Revenue Department.

Based on the Detailed Project Report (DPR) prepared, administrative sanction was accorded at a cost of Rs.393.74 crore in G.O.(Ms).No.168

Housing and Urban Development Department, dated 04.12.2018. Construction work for the bus terminus commenced and the foundation stone was laid by the Hon'ble Chief Minister of Tamil Nadu on 22.02.2019. NOC from the National Monument Authority, Archeological Survey of India was obtained for the proposed construction as part of the site falls under a notification issued by the Archaeological Survey of India. The development works are under progress. The project is expected to be completed within 2 years.

iii) Construction of Godown & Commercial Complex at Food Grain Market at Koyambedu Wholesale Market Complex (KWMC)

A Godown & Commercial Complex at Food Grain Market within KWMC has been constructed to meet the requirements of the food grain traders at a total cost of Rs.20 Crores and

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inaugurated on 10.10.2018 by the Hon'ble Chief Minister of Tamil Nadu.

(iv) Office Complex at Koyambedu

The late Hon'ble Chief Minister Puratchi Thalaivi Amma had announced the construction of a multi-storied office complex at Koyambedu. Accordingly, the construction of multi-storied office complex at a cost of Rs.99.37 Crore, has been structurally completed and finishing works are under progress and the building is expected to be completed by August 2019.

(B) Transportation Projects :

(i) Mass Rapid Transit System (MRTS) Phase II – Extension

The Mass Rapid Transit System (MRTS) is in operation from Chennai Beach to Velachery, which have been executed in two phases. The Phase II Extension of MRTS to a stretch of about 5 km Velachery to St. Thomas Mount is in the process of implementation. Connecting the MRTS with St. Thomas Mount will also lead to the development

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of a multimodal transport hub at St. Thomas Mount, where the different modes of transit viz., MRTS, Chennai Metro Rail and Suburban Rail will meet. This work will be completed in 18 months from the handing over of the land required.

(ii) Chennai Central Square :

The late Hon'ble Chief Minister Puratchi Thalaivi Amma has announced the formation of multi – modal transport hub near the Chennai Central railway station on 15.09.2015 at a cost of Rs.389.42 crore. This multi-modal transport hub will be fashioned as Central Square and shall serve as an iconic landmark for the city. This project is being executed by the Chennai Metro Rail Limited (CMRL) with financial support from CMDA and shall provide seamless integration of out-station trains, suburban trains, Metro Rail, buses, etc., besides providing parking space, greenways, shopping arcades etc., The CMRL has already initiated tendering process.

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9. TAMIL NADU STATE SHELTER FUND

One of the major challenges being faced by all the major cities in Tamil Nadu due to increase in urban population is the provision of affordable housing to prevent development of squatter settlements, slums and slum like habitations. The projected requirement of affordable housing in urban areas in Tamil Nadu is nearly 14 lakh units. Availability of affordable housing in urban areas is hampered due to rising land cost as well as cost of construction. As the urban migratory population prefers to live near their work places in the core city, the demand for affordable housing in cities is very high. It is a well documented fact that provision of adequate housing improves the quality of life of the citizenry and its productivity. Hence, investment by the State in public housing is one of the most productive investments.

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9.1 The Government have constituted a "State Shelter Fund" dedicated to financing housing projects to rehabilitate the urban poor. The Government established the "Shelter Fund" for promoting Public Housing and Affordable Housing for Economically Weaker Sections and Low-Income Group categories vide G.O.(Ms). No.135, Housing and Urban Development (SC1- 2) Department dated 21.07.2017, with two tiers. Accordingly, shelter charges are to be levied on and collected from any person who undertakes or carries out any such development or institutes any use or changes any such use and paid into Shelter Fund Tier I. Necessary amendments have been made to the Town and Country Planning Act 1971 in January 2018 to give statutory backing to the levy and collection of Shelter charges. Rules have also been formulated. Levy and collection of shelter charges has been

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included in the TNCDBR 2019. An amount of Rs.181.20 Crore has been collected upto April 2019 under Tamilnadu State Shelter Fund – Tier-I.

9.2 In addition, the Tamil Nadu Infrastructure Fund Management Corporation Limited (TNIFMC) has been directed to register the Tamil Nadu Shelter Fund (TNSF Tier II) as a Category I Social Alternate Investment Fund with the Securities and Exchange Board of India (SEBI). SEBI has accorded its approval to the Fund in July 2018. National Housing Bank (NHB) is the technical advisor to the Fund.

9.3 The primary objective of TNSF Tier II will be to raise hitherto untapped financial resources from private investors and others on a private placement basis and make investments in affordable housing and related projects.

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TNSF Tier II aims to achieve a two-fold impact:

1. Make viable investments in affordable housing for economically weaker sections with cross subsidisation.
2. Focusing on energy optimization, use of green energy, Solid waste and waste water management in each project, achieving EDGE & GRIHA Certification for sustainable, affordable housing.

9.4 Tamil Nadu Shelter Fund has indentified marquee projects in both the public and private sectors including:

1. Development and upgradation of hostel infrastructure for Working Women across Tamil Nadu, with a total investment of Rs.65 crore.

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2. Rental housing for 2000 migrant industrial workers at SIPCOT estate in Orgadam, Sriperumbudur, Vallam Vadagal and Irungattukottai, with an investment of Rs.100 crore.

Apart from the commitment of Rs.150 Crores from Government of Tamil Nadu through Tamil Nadu Housing Board as first loss capital to TNSF Tier II, the World Bank and Asian Development Bank (ADB) are also considering the Fund for investment. These investments would bring the Fund to its first close, and the Fund would be able to make investments in the selected projects and demonstrate its track record to attract more investments.

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10. CENTRE FOR URBANIZATION BUILDINGS AND ENVIRONMENT (CUBE)

The Tamil Nadu Vision-2023 intends to make Tamil Nadu the innovation hub and knowledge capital of India, on the strength of the world class institutions in various fields and the human talent available in the state. The Tamil Nadu Vision-2023 has envisaged the establishment of Centres of Excellence in different areas including in the area of construction.

10.1 The Government have accorded administrative sanction of Rs.10 crore for the constitution of the Centre for Urbanization Buildings and Environment (CUBE) at the Indian Institute of Technology – Madras.

10.2 Accordingly, the CMDA and TNHB have released Rs.3 crore and Rs.1 crore respectively

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to Centre for Urbanization Buildings and Environment (CUBE).

10.3 Centre for Urbanization, Buildings and Environment (CUBE) was established in May 2017. Founded with an aim of delivering effective and measurable value in build environment focusing at future equipped and sustainable human habitats, CUBE extends it services under four verticals, namely, Building & Construction, Environment & Sustainability, Smart Cities and Urban Planning & Transportation. It is an uniquely placed organization that amalgamates the research and technological strengths of academia, facilitation and support from the Government and practical and innovative approach of the private sector to act as an enabler to tackle any multifaceted urban development challenges

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and provide holistic solutions. Within a span of two years of establishment, the Centre has blossomed into a reputed 'Applied Research, Technology, Engineering and Consultancy Centre', taking on challenging assignments and stamping its presence effectively in the ecosystem. CUBE has also established its state of art Environment Laboratory (CEL) which will commence operations from June 2019 providing testing and analytical services for Water, Wastewater and Solid Waste.

10.4 The Centre is working with several Government of Tamil Nadu departments including Chennai Metropolitan Development Authority (CMDA), Tamil Nadu Housing Board (TNHB), Tamil Nadu Slum Clearance Board (TNSCB), Tamil Nadu State Land Use Research

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Board (TNSLURB), State Planning Commission (SPC), District Rural Development Agencies (DRDA), Public Works Department (PWD), Tamil Nadu Road Infrastructure Development Corporation (TNRIDC), Tamil Nadu Highways Department (TNHD), Tamil Nadu Hindu Religious and Charitable Endowment (TNHR&CE), Tamil Nadu Small Industries Development Corporation Limited (TANSIDCO), and many more on several projects. Beyond the State, CUBE has established its national footprint and is working with National Highways Authority of India (NHAI), Indian Space Research Organisation (ISRO), Central Public Works Department (CPWD), Andhra Pradhesh Capital Region Development Authority (APCRDA), Government of Odisha, Administation of Daman & Diu and ILCE Mumbai.

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11. CHENNAI UNIFIED METROPOLITAN TRANSPORTATION AUTHORITY (CUMTA)

There are many agencies involved in planning, operating and managing transportation systems in Chennai Metropolitan Area. In order to utilise the available infrastructure facilities and resources for development, proper co-ordination and streamlining of activities among such agencies is essential. Therefore, the State Government has already established a Unified Metropolitan Transport Authority for Chennai Metropolitan Area and also notified the same on 16th day of January, 2019 as coming into force of the said Act. Necessary Rules under the said Act were also notified on January 2019.

The Chief Urban Planner of Chennai Metropolitan Development Authority has been appointed as Member Secretary of CUMTA.

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A meeting with Institute for Transportation and Development Policy (ITDP) was held to discuss the steps for successful implementation of CUMTA. It was decided to have a detailed study and evaluate on the following:-

- Chennai Street Design Guidelines
- Parking Policy
- Common Information and Passenger System
- Common Ticketing System and
- Multi-model Integration.

The implementation of necessary tasks/ projects will be done with the coordination of departments agencies.

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CONCLUSION

The late Hon'ble Chief Minister Puratchi Thalaivi Amma unvealed the vision Tamil Nadu 2023 document envisaging slum free cities before 2023.

It is the focused objective of this department to live up to these expectation and deliver the promises made. Realising the many challenges facing this sector, the department has evolved a comprehensive stratagy to deal with these issues.

It would be endeavor of the department to ensure adherence to the projected completion timelines. We shall make continuous efforts to turn the Vision of Slum Free Cities of Hon'ble Chief Minister Puratchi Thalaivi Amma into reality.

O. Panneerselvam,
Deputy Chief Minister.

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